

1961 DOUGLAS ST

RESPONSE TO REZONING AND DEVELOPMENT PERMIT APPLICATION - JUNE 13, 2022



**Musson
Cattell
Mackey
Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPartners.com



PROJECT INFORMATION

| | | | |
|-----------------------------------|---|---|--|
| PROJECT ADDRESS | 1961 DOUGLAS STREET, VICTORIA BC | 710 CALEDONIA AVE, VICTORIA BC | |
| LEGAL DESCRIPTION | LOT A OF LOTS 736, 747, 748, 749 & 752 VIP 24557 | LOT 1 OF LOTS 732, 633, 634 & 735 VIP 23509 | |
| EXISTING ZONING | ZONING: T-1 | ZONING: C-1 | |
| PROPOSED ZONING | CD | | |
| SITE AREA | 72,357.5 sf (6,722.2 m ²) | | |
| TOTAL FLOOR AREA | 490,942 sf (45,610 m ²) | | |
| COMMERCIAL FLOOR AREA | 99,592 sf (9,252.4 m ²) | | |
| FLOOR SPACE RATIO | 6.79 FSR <i>(1.38 FSR COMMERCIAL + 5.41 FSR RESIDENTIAL)</i> | | |
| HEIGHT OF BUILDINGS | BUILDING A = 54.785 m BUILDING B = 71.955 m BUILDING C = 64.843 m | | |
| NUMBER OF STOREYS | BUILDING A = 16 STOREYS BUILDING B = 21 STOREYS BUILDING C = 20 STOREYS | | |
| PARKING STALLS | 419 PARKING STALLS <i>(163 COMMERCIAL + 256 RESIDENTIAL)</i> | | |
| BICYCLE PARKING | 600 CLASS 1 BICYCLE SPACES 80 CLASS 2 BICYCLE SPACES | | |
| BUILDING SETBACKS | BUILDING B FROM SOUTH PL = 3.0 m BUILDING A FROM NORTH PL = 3.0 m BUILDING C FROM NORTH PL = 5.1 m BUILDING A FROM EAST PL = 10.0 m BUILDING C FROM WEST PL = 4.6 m | | |
| TOTAL NUMBER OF RESIDENTIAL UNITS | BUILDING A = 133 UNITS BUILDING B = 147 UNITS BUILDING C = 171 UNITS | | |
| UNIT TYPES | BUILDING A STUDIO = 40.6% 1 BED = 25.5% 2 BED = 22.6% 3 BED = 11.3% | BUILDING B STUDIO = 0% 1 BED = 59.9% 2 BED = 30.6% 3 BED = 9.5% | BUILDING C STUDIO = 11.1% 1 BED = 53.8% 2 BED = 30.4% 3 BED = 4.7% |
| MINIMUM UNIT FLOOR AREA | BUILDING A = 334 sf (31 m ²) BUILDING B = 480 sf (45 m ²) BUILDING C = 420 sf (39 m ²) | | |
| RESIDENTIAL FLOOR PLATE SIZE | BUILDING A = 6,275 sf (582.97 m ²) BUILDING B = 7,175 sf (666.58 m ²) BUILDING C = 7,100 sf (658.61 m ²) | | |
| TOTAL RESIDENTIAL FLOOR AREA | BUILDING A = 107,207 sf (9,959.86 m ²) BUILDING B = 142,823 sf (13,268.70 m ²) BUILDING C = 141,320 sf (13,129.10 m ²) | | |

DRAWING LIST

24"X36" SHEETS

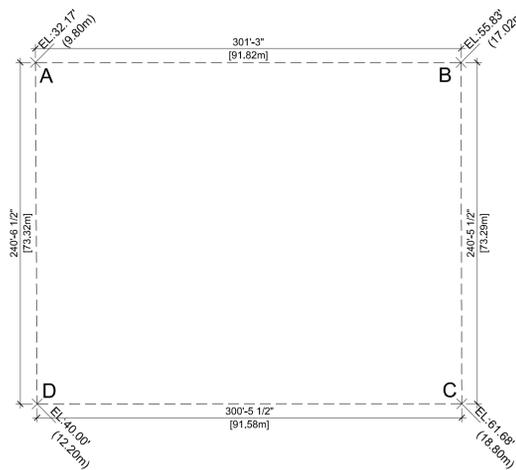
11"X17" SHEETS

| | | | |
|------|-------------------------------------|---------------|---------------|
| A000 | PROJECT STATISTICS | N.T.S | N.T.S |
| A001 | CONTEXT PLAN | N.T.S | N.T.S |
| A002 | CIVIL PLAN | N.T.S | N.T.S |
| A003 | SITE PLAN EXISTING | 1/16" = 1'-0" | 1/32" = 1'-0" |
| A004 | SITE PLAN PROPOSED | 1/16" = 1'-0" | 1/32" = 1'-0" |
| A005 | FIRE DEPT. ACCESS PLAN | 1/16" = 1'-0" | 1/32" = 1'-0" |
| A101 | FLOOR PLAN P2 | 1/16" = 1'-0" | 1/32" = 1'-0" |
| A102 | FLOOR PLAN P1 | 1/16" = 1'-0" | 1/32" = 1'-0" |
| A103 | FLOOR PLAN LOWER GROUND | 1/16" = 1'-0" | 1/32" = 1'-0" |
| A104 | FLOOR PLAN UPPER GROUND | 1/16" = 1'-0" | 1/32" = 1'-0" |
| A105 | FLOOR PLAN GROCERY LEVEL | 1/16" = 1'-0" | 1/32" = 1'-0" |
| A106 | FLOOR PLAN OFFICE + DAYCARE LEVEL | 1/16" = 1'-0" | 1/32" = 1'-0" |
| A107 | FLOOR PLAN OFFICE LEVELS | 1/16" = 1'-0" | 1/32" = 1'-0" |
| A108 | FLOOR PLAN RESIDENTIAL LEVEL 05 | 1/16" = 1'-0" | 1/32" = 1'-0" |
| A109 | FLOOR PLAN RESIDENTIAL LEVELS 06-14 | 1/16" = 1'-0" | 1/32" = 1'-0" |
| A110 | FLOOR PLAN RESIDENTIAL LEVELS 15-18 | 1/16" = 1'-0" | 1/32" = 1'-0" |
| A111 | FLOOR PLAN RESIDENTIAL LEVELS 19 | 1/16" = 1'-0" | 1/32" = 1'-0" |
| A112 | FLOOR PLAN RESIDENTIAL LEVELS 20 | 1/16" = 1'-0" | 1/32" = 1'-0" |
| A113 | FLOOR PLAN RESIDENTIAL LEVEL 21 | 1/16" = 1'-0" | 1/32" = 1'-0" |
| A114 | FLOOR PLAN ROOF LEVELS | 1/16" = 1'-0" | 1/32" = 1'-0" |
| A200 | BUILDING SECTION A | 1/16" = 1'-0" | 1/32" = 1'-0" |
| A201 | BUILDING SECTION B | 1/16" = 1'-0" | 1/32" = 1'-0" |
| A202 | BUILDING SECTION C | 1/16" = 1'-0" | 1/32" = 1'-0" |
| A203 | BUILDING SECTION D | 1/16" = 1'-0" | 1/32" = 1'-0" |
| A204 | BUILDING SECTION E | 1/16" = 1'-0" | 1/32" = 1'-0" |
| A205 | BUILDING SECTION F | 1/16" = 1'-0" | 1/32" = 1'-0" |
| A300 | BUILDING ELEVATION SOUTH | 1/16" = 1'-0" | 1/32" = 1'-0" |
| A301 | BUILDING ELEVATION WEST | 1/16" = 1'-0" | 1/32" = 1'-0" |
| A302 | BUILDING ELEVATION EAST | 1/16" = 1'-0" | 1/32" = 1'-0" |
| A303 | BUILDING ELEVATION NORTH | 1/16" = 1'-0" | 1/32" = 1'-0" |
| A304 | BUILDING A ELEVATION WEST | 1/16" = 1'-0" | 1/32" = 1'-0" |
| A305 | BUILDING C ELEVATION EAST | 1/16" = 1'-0" | 1/32" = 1'-0" |
| A306 | BUILDING B ELEVATION NORTH | 1/16" = 1'-0" | 1/32" = 1'-0" |
| A500 | SHADOW / SUN STUDY | N.T.S | N.T.S |
| A501 | 3D VIEWS | N.T.S | N.T.S |
| A502 | MATERIALS | N.T.S | N.T.S |

AVERAGE GRADE CALCULATION

A-B [(9.80m + 17.02m)/2] X 91.82m = 1,231.31
 B-C [(17.02m + 18.80m)/2] X 73.29m = 1,312.62
 C-D [(18.80m + 12.20m)/2] X 91.58m = 1,419.49
 D-A [(12.20m + 9.80m)/2] X 73.32m = 806.52

AV. GRADE CALCULATION:
 4,769.94 / 330.10m = 14.45m



13 JUNE 2022
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30 MARCH 2022
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Revisions YYY-MM-DD

Seal

Douglas St

Victoria, BC

Project

**COVER &
PROJECT INFO**

Drawing

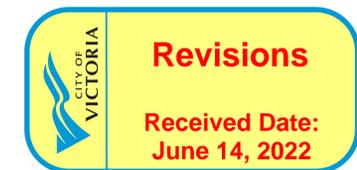
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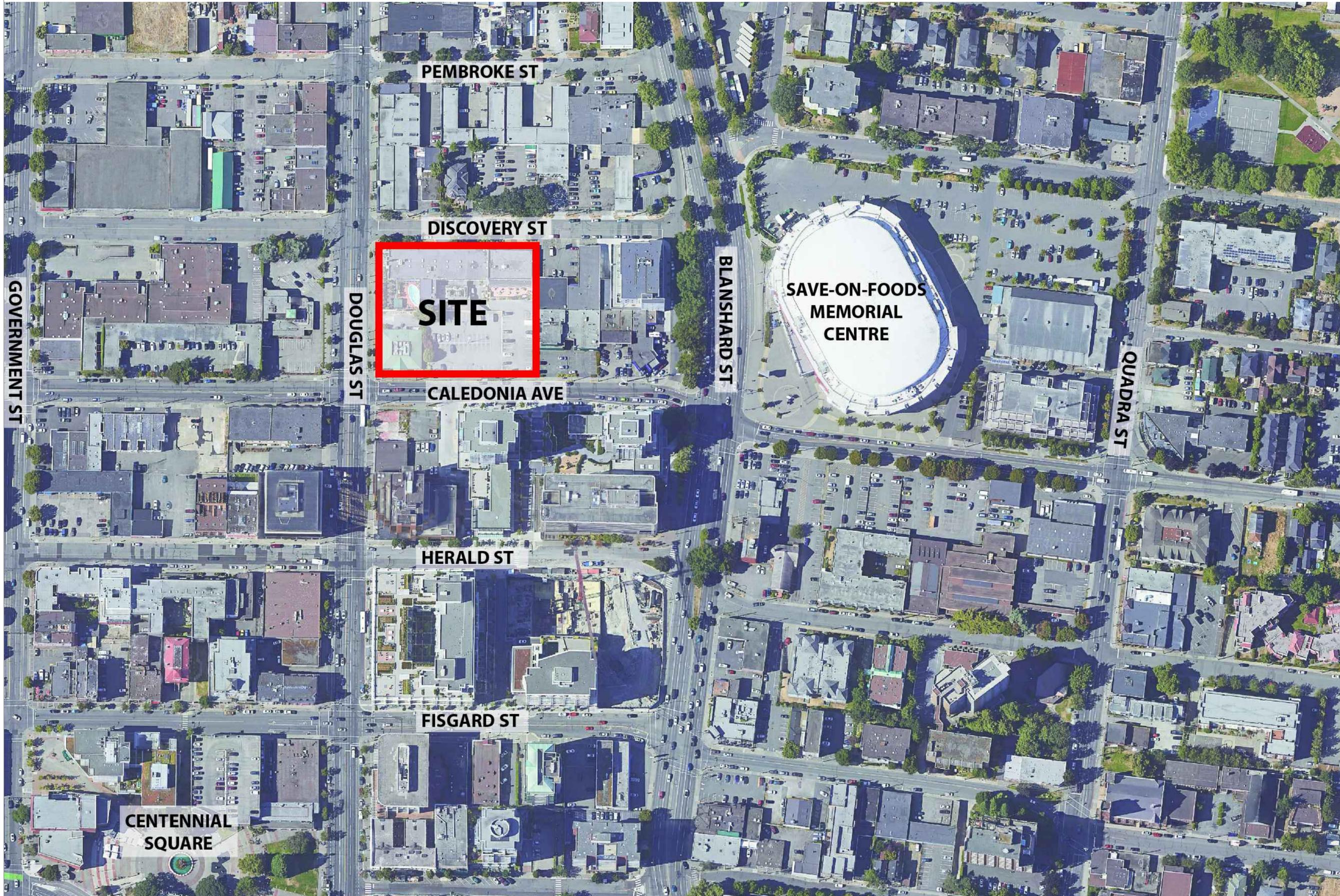
Project

221023

Sheet

A000





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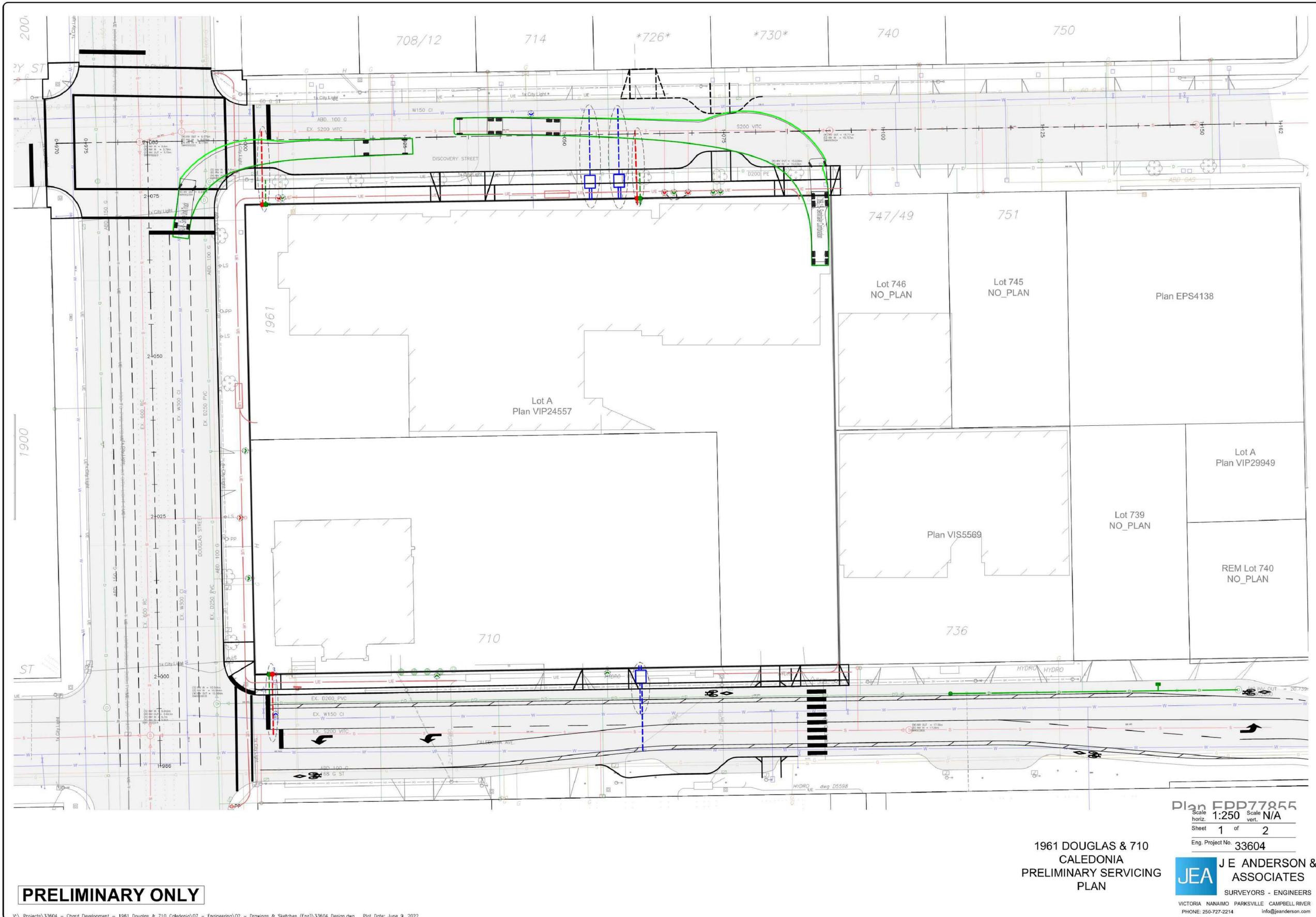
Seal
Douglas St

Victoria, BC
Project

CONTEXT

Drawing
Scale
Project 221023

Sheet **A001**



PRELIMINARY ONLY

V:\Projects\33604 - Chard Development - 1961 Douglas & 710 Caledonia\07 - Engineering\02 - Drawings & Sketches (Eng)\33604 Design.dwg Plot Date: June 9, 2022

Plan **FDP77855**
 Scale horiz. 1:250 Scale vert. N/A
 Sheet 1 of 2
 Eng. Project No. 33604

1961 DOUGLAS & 710
 CALEDONIA
 PRELIMINARY SERVICING
 PLAN

JEA J E ANDERSON &
 ASSOCIATES
 SURVEYORS - ENGINEERS
 VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
 PHONE: 250-727-2214 info@jeanderson.com

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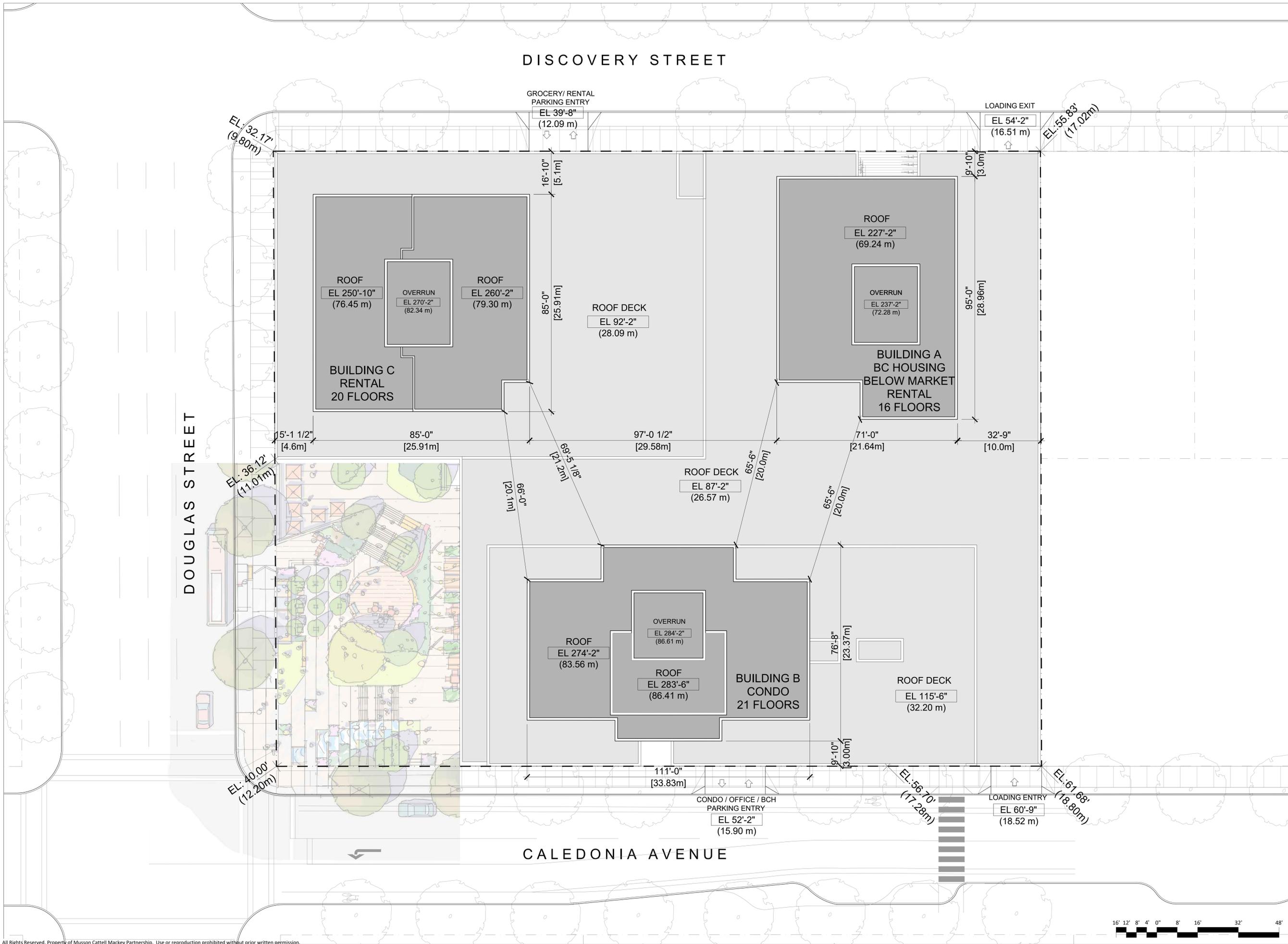
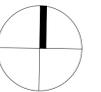
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 Project

CIVIL

Drawing
 Scale
 Project 221023

Sheet **A002**



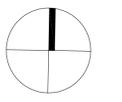
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SITE PLAN
PROPOSED

Drawing
Scale 1/16" = 1'-0"
Project 221023
Sheet A004



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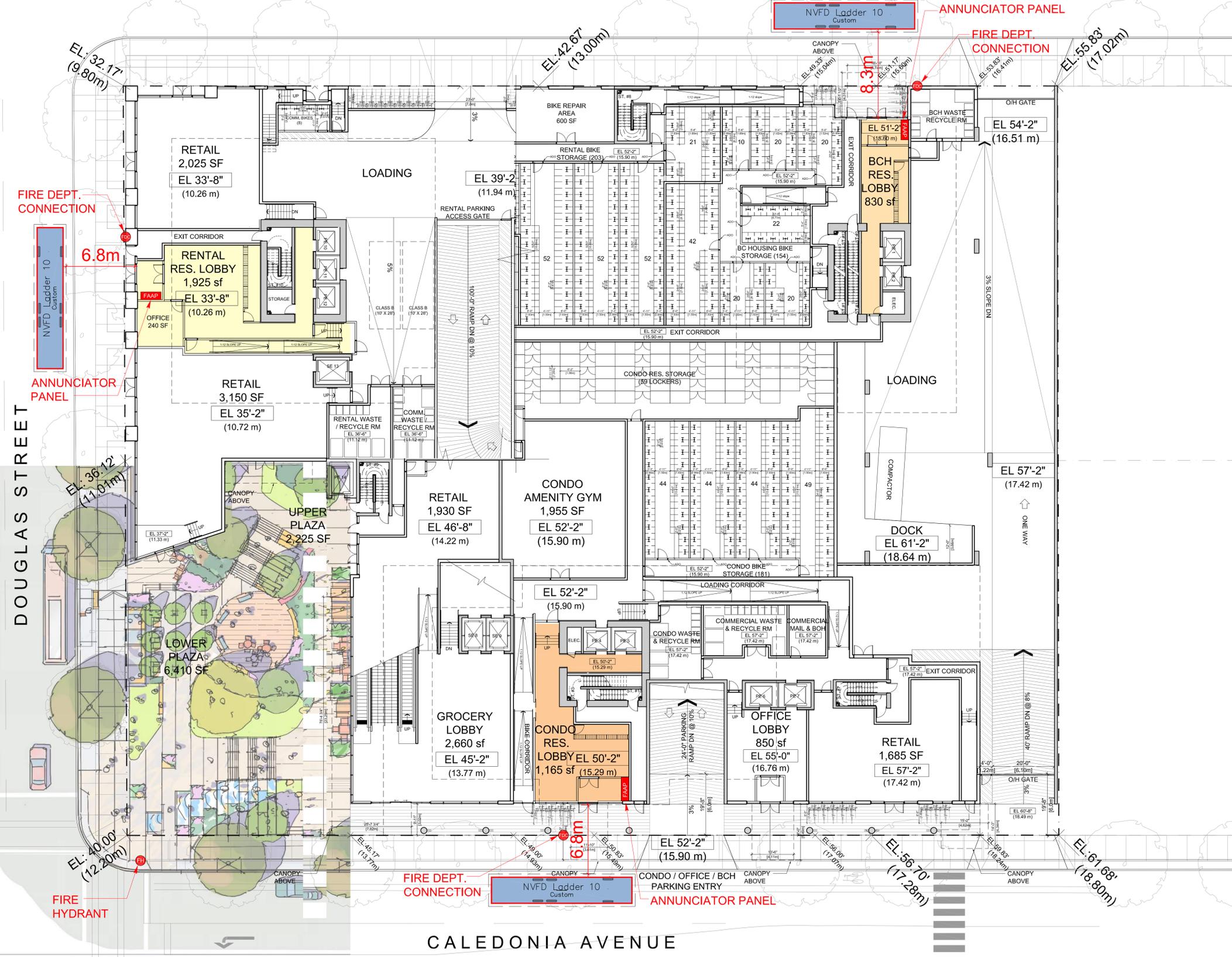
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Douglas St

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Project

**FIRE DEPT
ACCESS PLAN**

Drawing
Scale 1/16" = 1'-0"
Project 221023
Sheet **A005**

DISCOVERY STREET



DOUGLAS STREET

CALEDONIA AVENUE





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Project

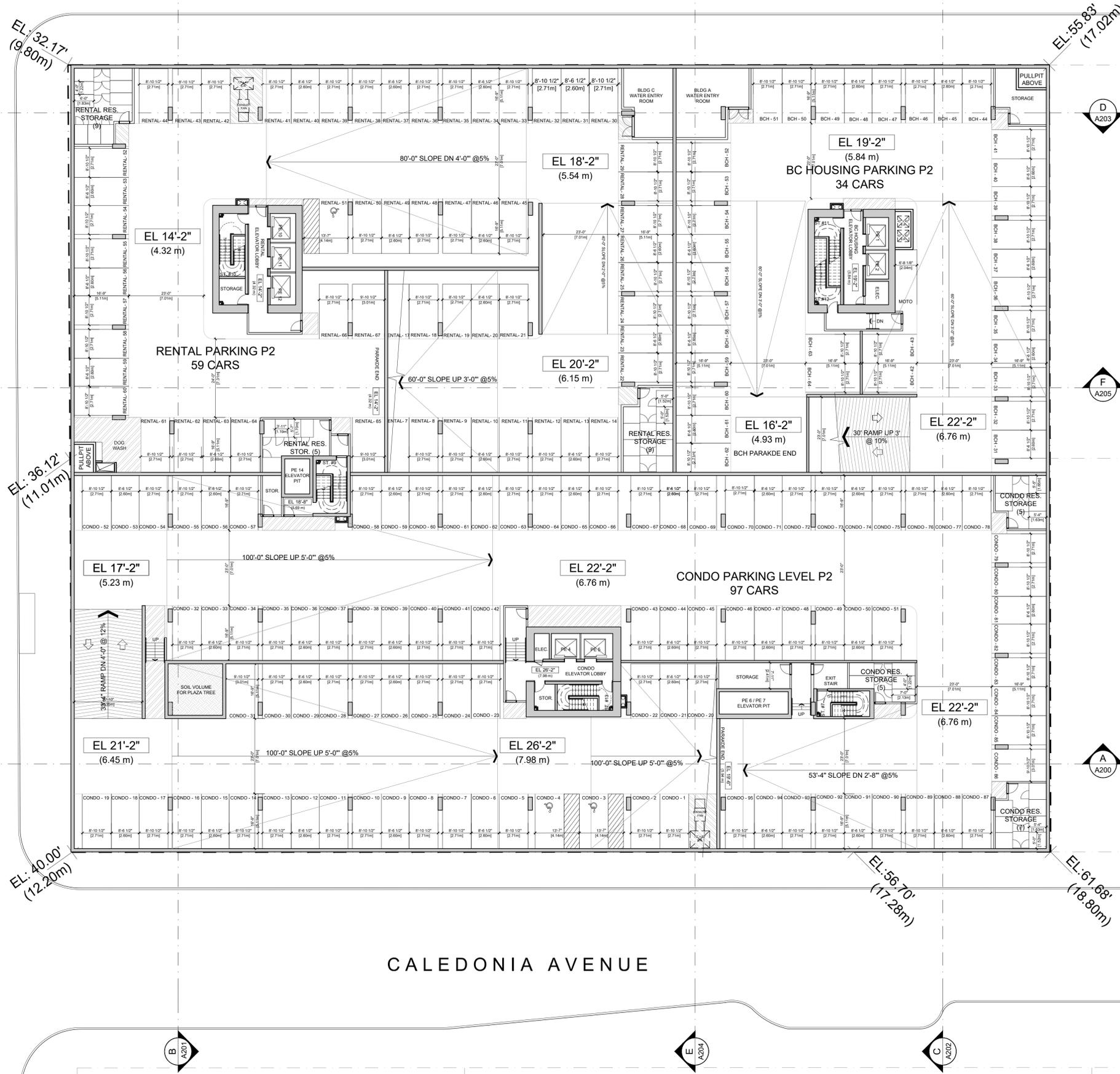
PARKING
LEVEL P2

Drawing
Scale 1/16" = 1'-0"
Project 221023
Sheet A101

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE





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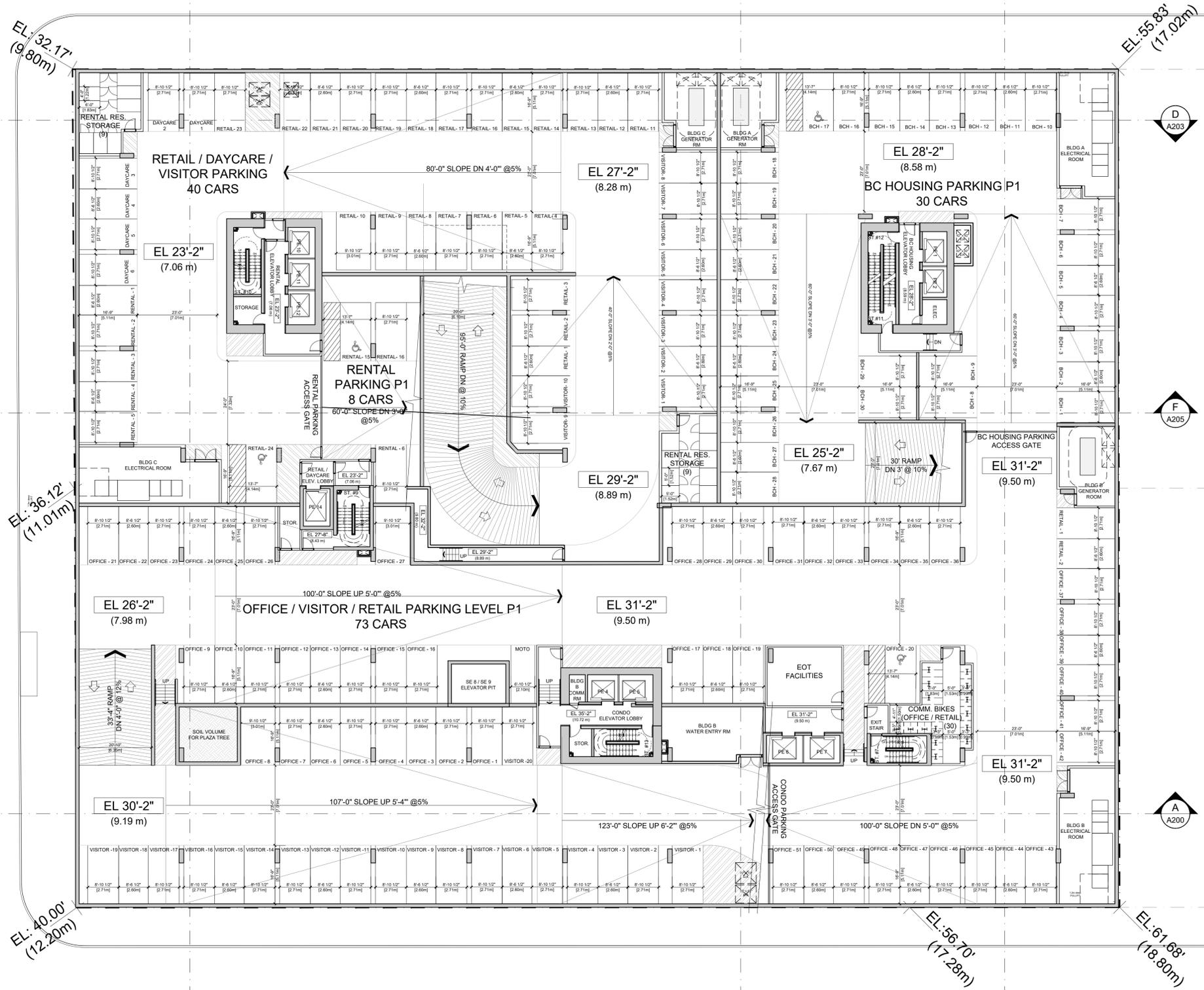
**PARKING
LEVEL P1**

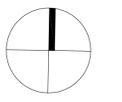
Drawing
Scale 1/16" = 1'-0"
Project 221023
Sheet **A102**

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE



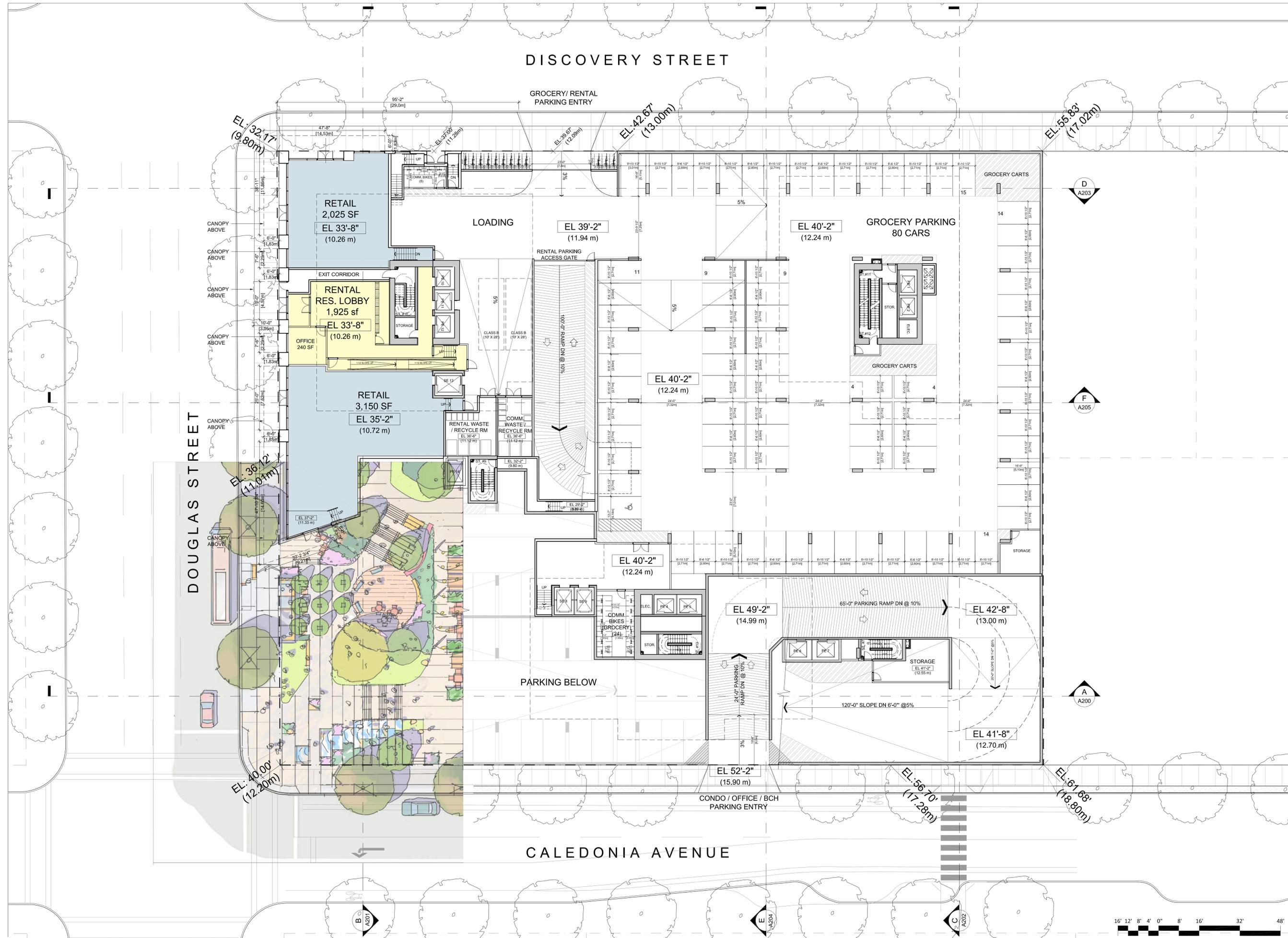


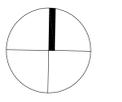
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Victoria, BC
 Project
**LOWER
 GROUND**

Drawing
 Scale 1/16" = 1'-0"
 Project 221023
 Sheet **A103**





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**UPPER
GROUND**

Drawing

Scale 1/16" = 1'-0"

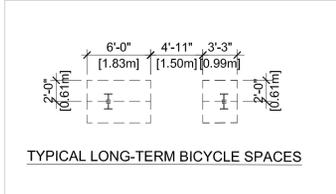
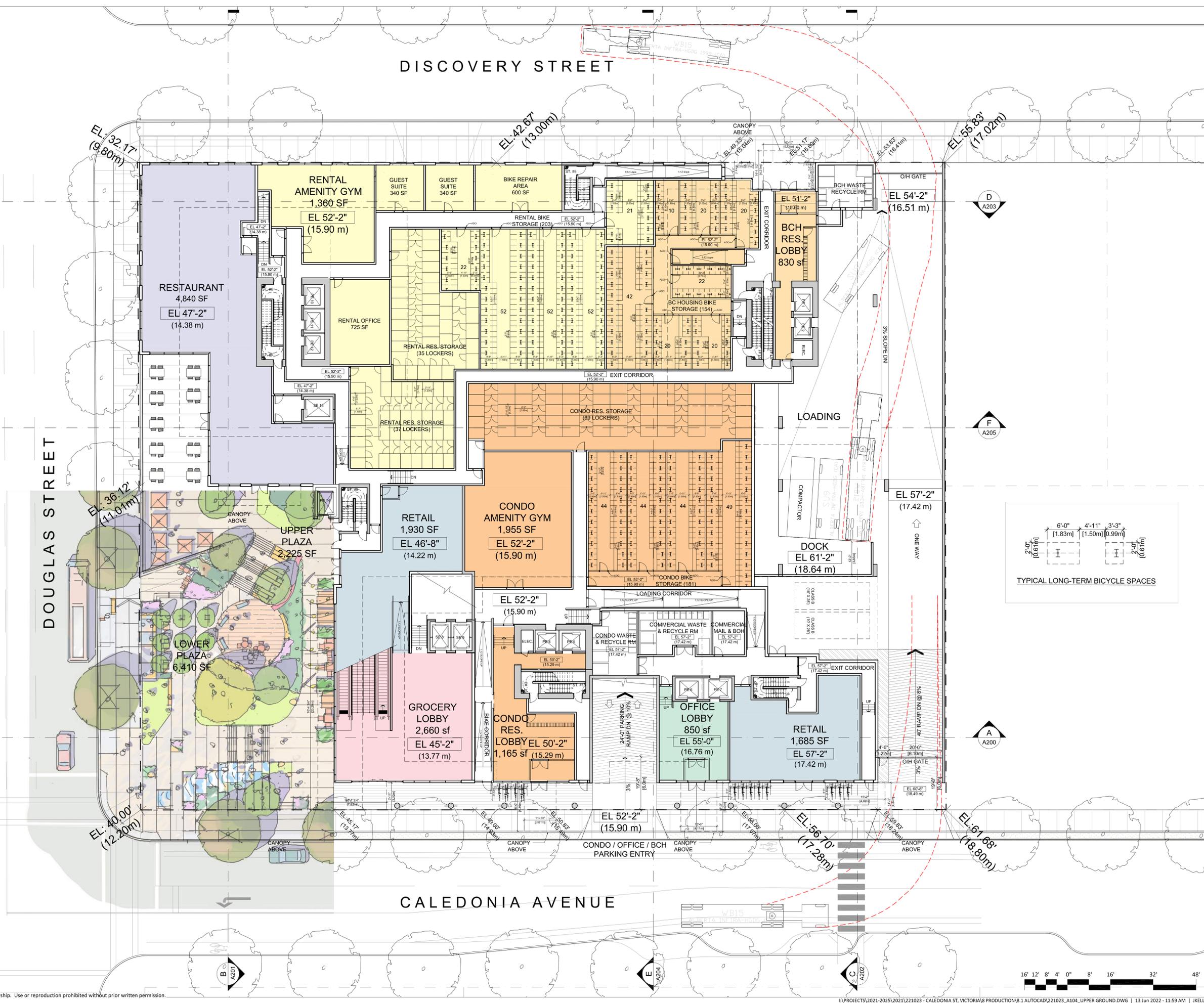
Project 221023

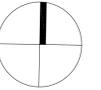
Sheet **A104**

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE





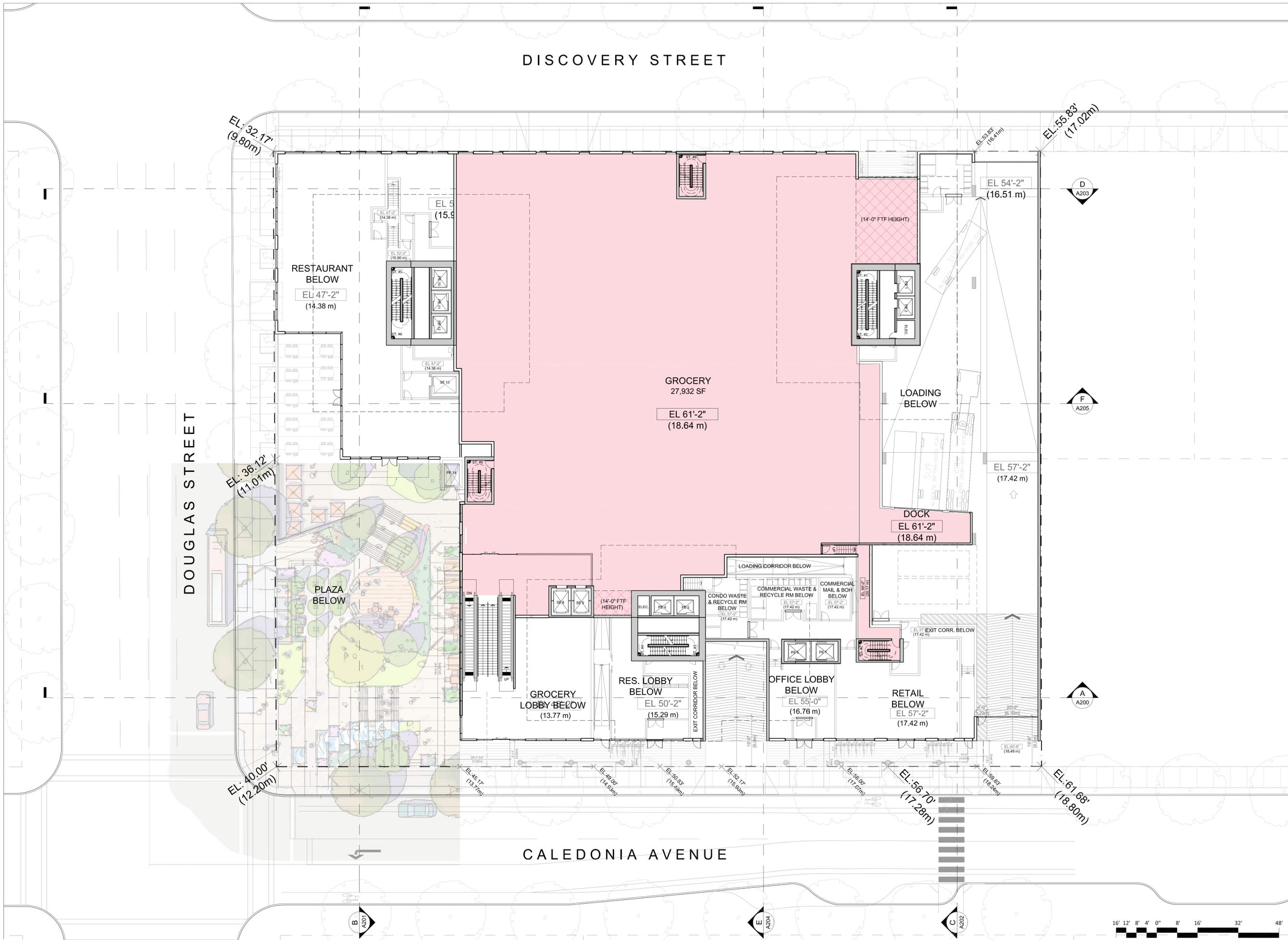
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Douglas St

Victoria, BC
 Project

GROCERY LEVEL

Drawing
 Scale 1/16" = 1'-0"
 Project 221023
 Sheet **A105**





DISCOVERY STREET

BUILDING A - BC HOUSING
MEZZANINE

EL 69'-2"
(21.08 m)
DAYCARE
5,875 SF

2 BED
760 sq.ft.

STUDIO
300 sq.ft.

STUDIO
200 sq.ft.

EL 75'-2"
(22.91 m)

STORAGE /
JANITOR RM
385 sf

LAUNDRY
RM

MANAGER
OFFICE
705 sf

MAINTENANCE
ROOM
1,025 sf

GROCERY
BELOW

LOADING
BELOW

OUTSIDE PLAY
1,900 SF

DOUGLAS STREET

PLAZA
BELOW

OFFICE
9,050 SF
EL 75'-2"
(22.91 m)

CONDO RES. STORAGE
(79 LOCKERS)

EXIT CORRIDOR

69'-0"
[21.03m]

192'-4"
[58.62m]

CALEDONIA AVENUE

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Seal
Douglas St

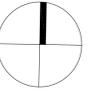
Victoria, BC
Project

OFFICE &
DAYCARE
LEVEL

Drawing
Scale 1/16" = 1'-0"

Project 221023

Sheet A106



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**OFFICE
 LEVELS**

Drawing
 Scale 1/16" = 1'-0"
 Project 221023
 Sheet **A107**

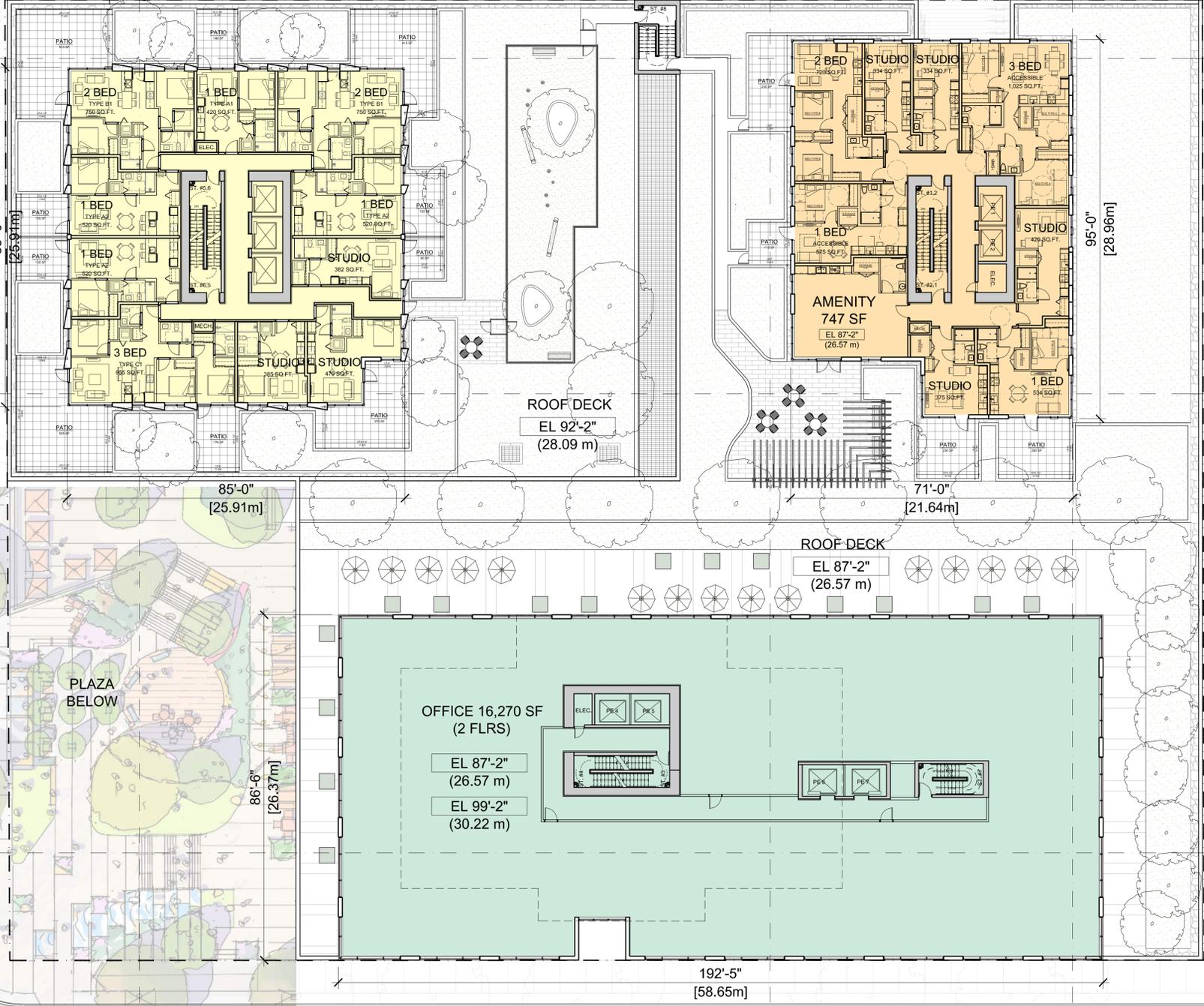
DISCOVERY STREET

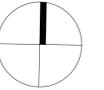
BUILDING C - RENTAL
 L04

BUILDING A - BC HOUSING
 L02

DOUGLAS STREET

CALEDONIA AVENUE





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**RESIDENTIAL
LEVEL 05**

Drawing
Scale 1/16" = 1'-0"
Project 221023
Sheet **A108**

DISCOVERY STREET

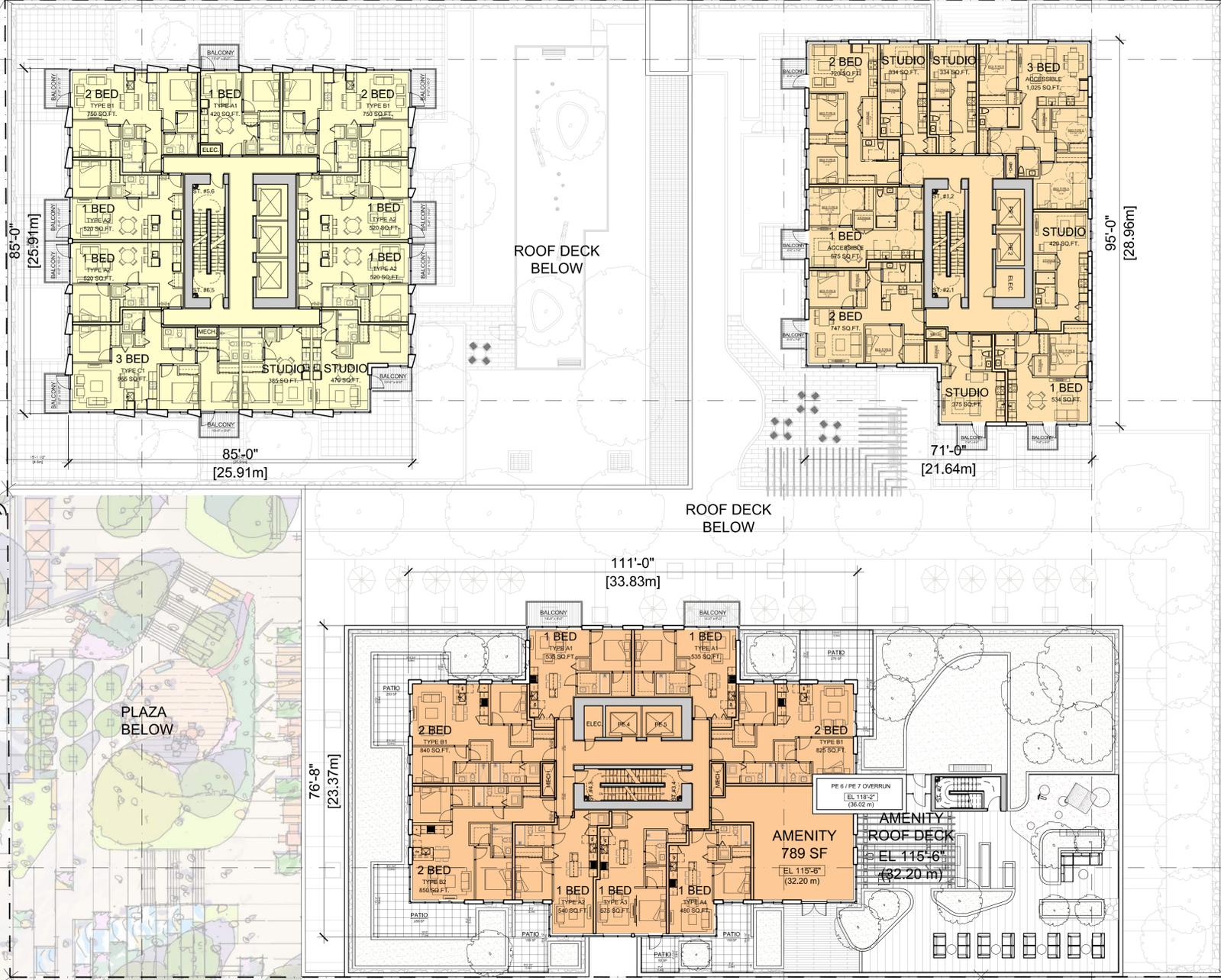
DOUGLAS STREET

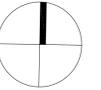
CALEDONIA AVENUE

BUILDING C - RENTAL
L05 - L11 (7 FLRS)

BUILDING A - BC HOUSING
L03 - L12 (10 FLRS)

BUILDING B - CONDO
L05





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Project
**RESIDENTIAL
LEVELS 06-14**

Drawing
Scale 1/16" = 1'-0"
Project 221023
Sheet **A109**

DISCOVERY STREET

EL.: 32.17'
(9.80m)

BUILDING C - RENTAL
L05 - L11 (7 FLRS)

BUILDING A - BC HOUSING
L03 - L12 (10 FLRS)

EL.: 55.83'
(17.02m)

DOUGLAS STREET

EL.: 36.12'
(11.01m)

85'-0" [25.91m]
5'-1 1/2" [4.61m]

ROOF DECK
BELOW

ROOF DECK
BELOW

111'-0" [33.83m]

PLAZA
BELOW

76'-8" [23.37m]

ROOF DECK
BELOW

BUILDING B - CONDO
L06 - L14 (9 FLRS)

EL.: 56.70'
(17.28m)

EL.: 61.68'
(18.80m)

CALEDONIA AVENUE

B A201

E A204

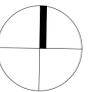
C A202

D A203

F A205

A A200





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Seal
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RESIDENTIAL
LEVELS 15-18

Drawing
Scale 1/16" = 1'-0"
Project 221023
Sheet **A110**

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

BUILDING C - RENTAL
L12 - L18 (7 FLRS)

BUILDING A - BC HOUSING
L13 - L16 (4 FLRS)

BUILDING B - CONDO
L15 - L18 (4 FLRS)

ROOF DECK
BELOW

ROOF DECK
BELOW

ROOF DECK
BELOW



EL.: 32.17'
(9.80m)

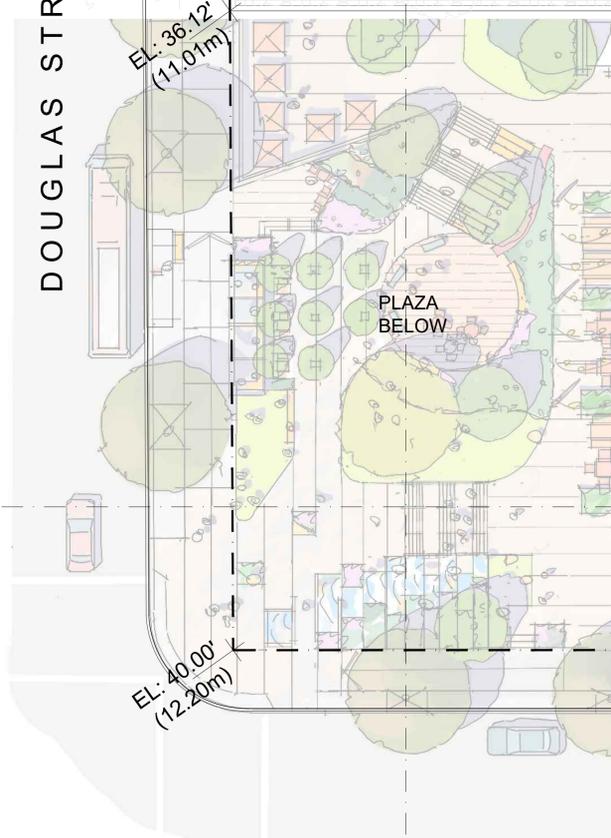
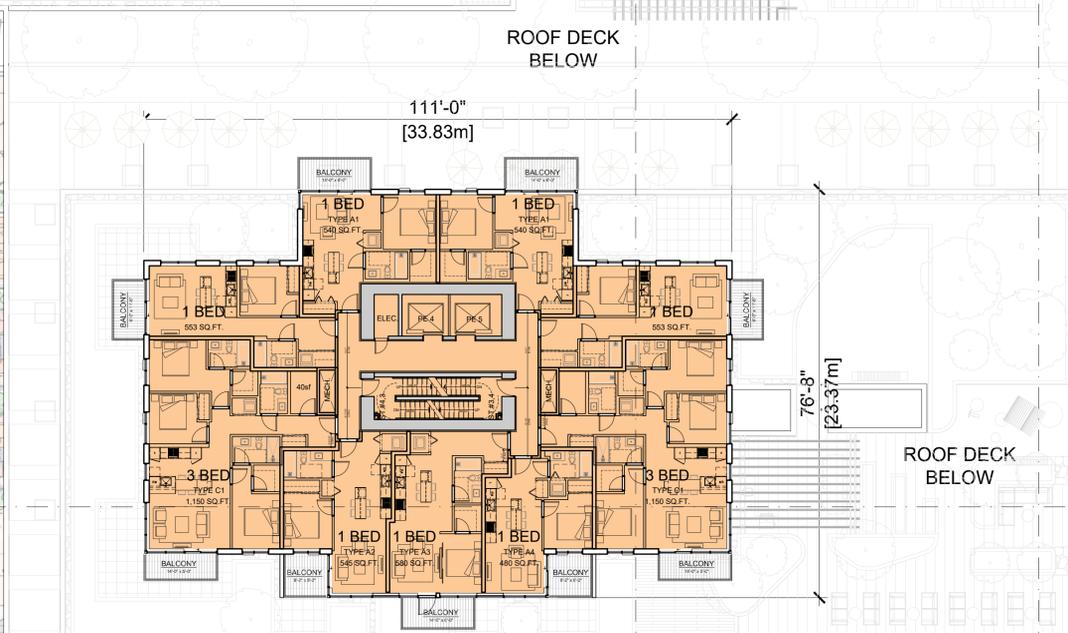
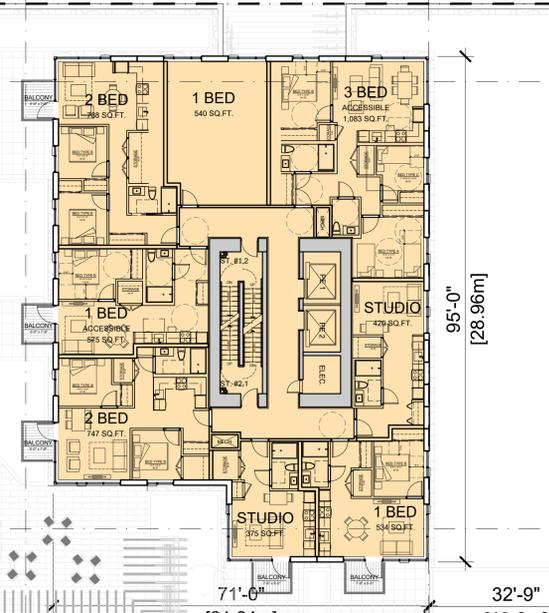
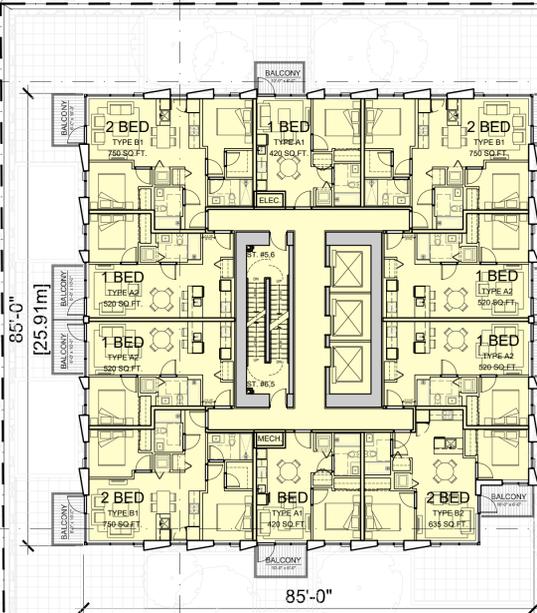
EL.: 55.83'
(17.02m)

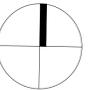
EL.: 36.12'
(11.01m)

EL.: 40.00'
(12.20m)

EL.: 56.70'
(17.28m)

EL.: 61.68'
(18.80m)





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Seal
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**RESIDENTIAL
LEVEL 19**

Drawing
Scale 1/16" = 1'-0"
Project 221023
Sheet **A111**

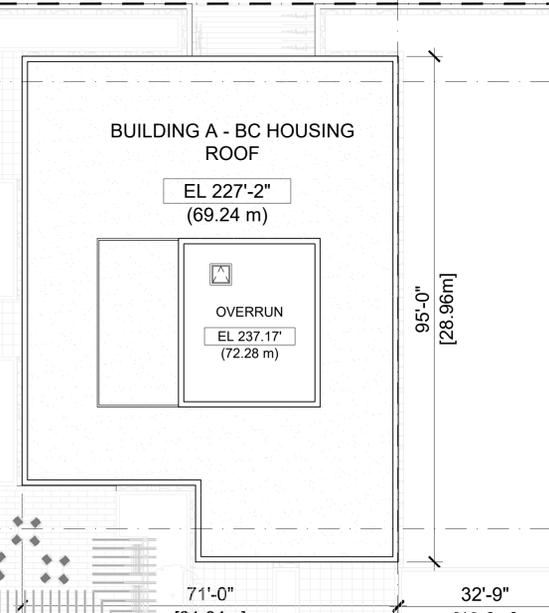
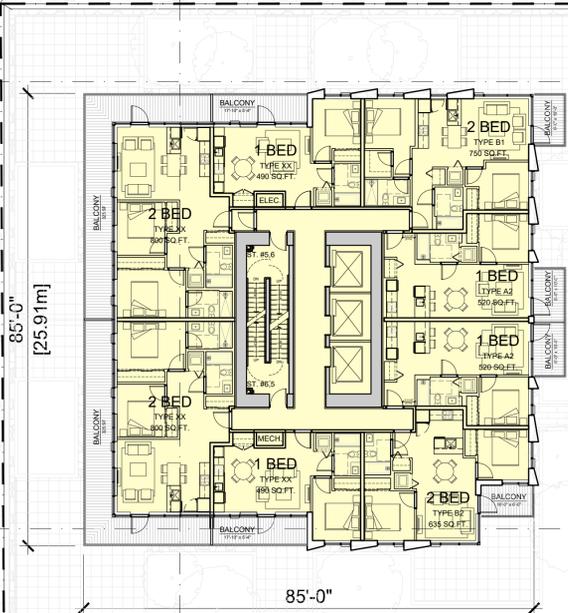
DISCOVERY STREET

EL: 32.17'
(9.80m)

BUILDING C - RENTAL
L19 - L20 (2 FLRS)

BUILDING A - BC HOUSING
ROOF

EL: 55.83'
(17.02m)

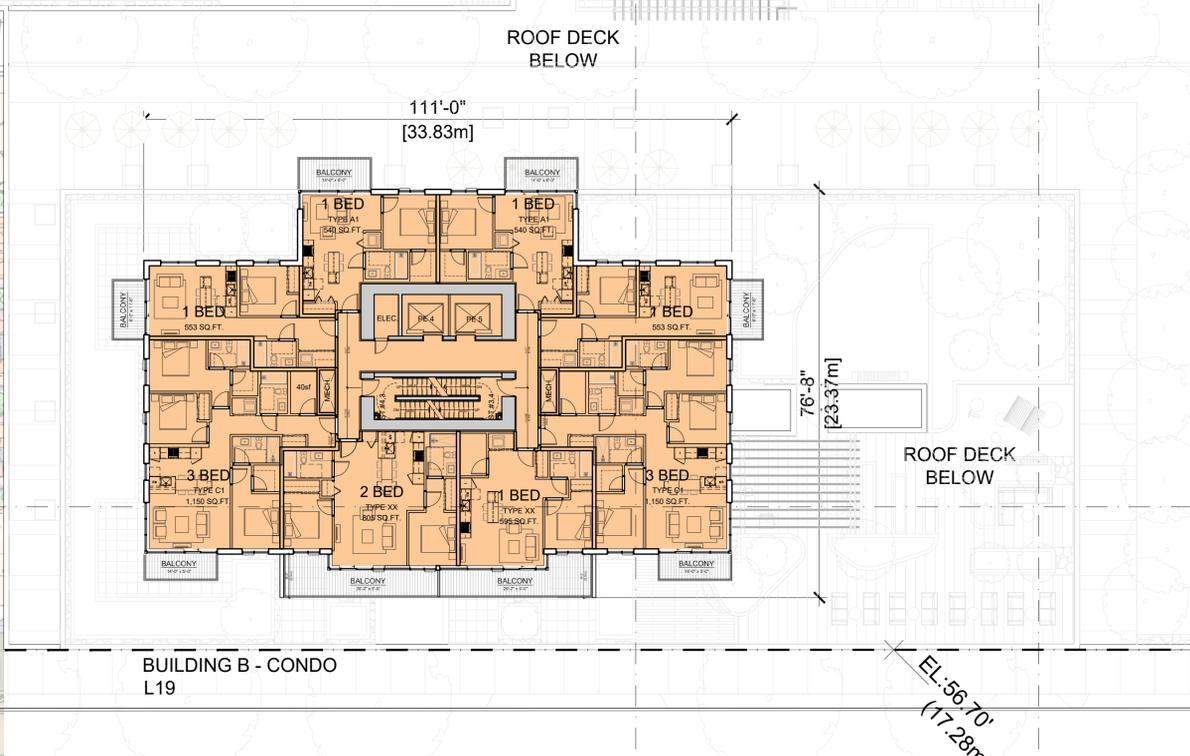
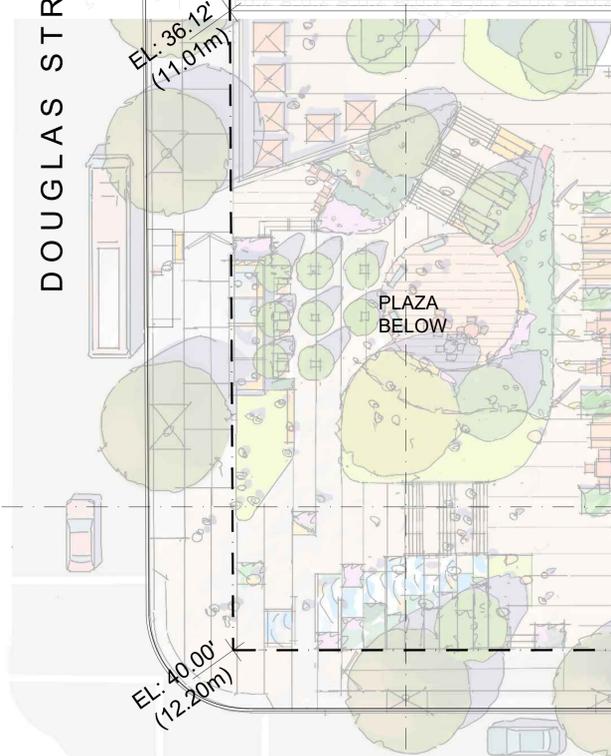


DOUGLAS STREET

EL: 36.12'
(11.01m)

PLAZA
BELOW

ROOF DECK
BELOW



EL: 40.00'
(12.20m)

BUILDING B - CONDO
L19

EL: 56.70'
(17.29m)

EL: 61.68'
(18.80m)

CALEDONIA AVENUE

B A201

E A204

C A202





| | |
|---------------|--------------------------|
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Seal
Douglas St

Victoria, BC
Project

RESIDENTIAL
LEVEL 20

Drawing
Scale 1/16" = 1'-0"
Project 221023
Sheet **A112**

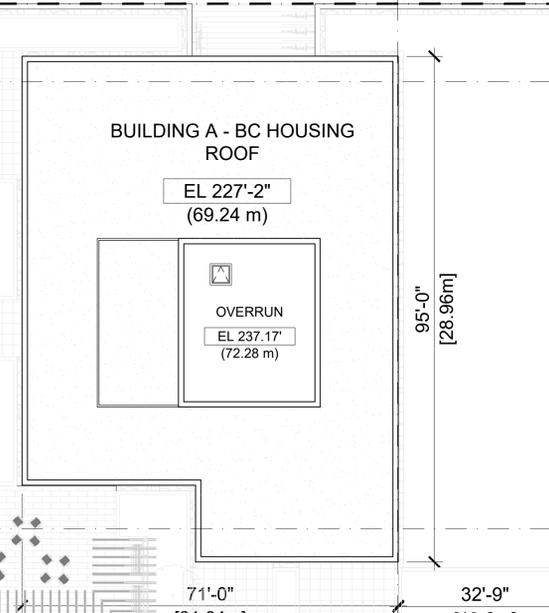
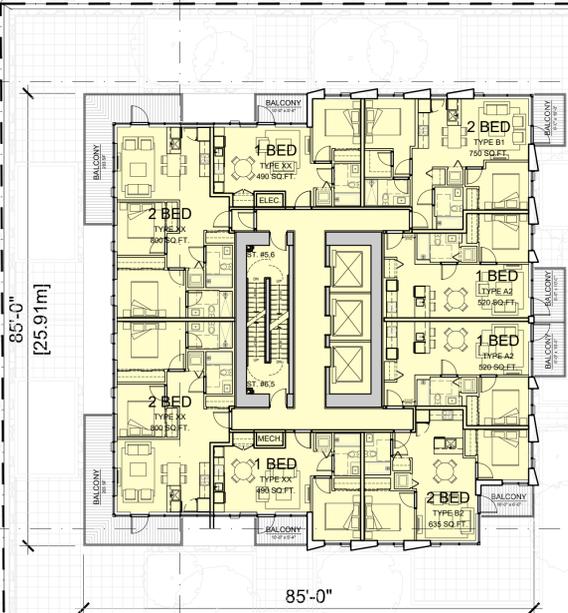
DISCOVERY STREET

EL: 32.17'
(9.80m)

BUILDING C - RENTAL
L19 - L20 (2 FLRS)

BUILDING A - BC HOUSING
ROOF

EL: 55.83'
(17.02m)

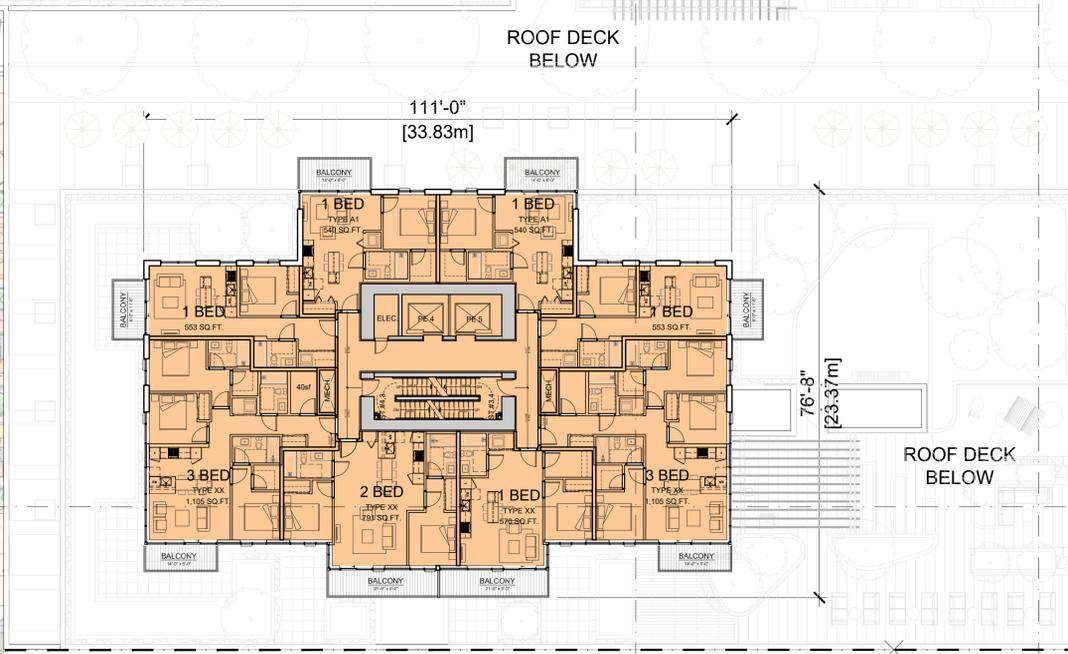
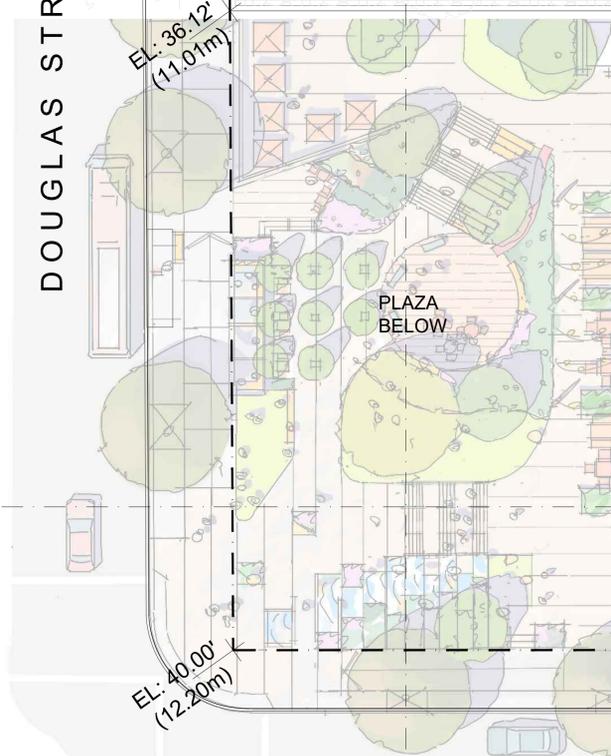


DOUGLAS STREET

EL: 36.12'
(11.01m)

PLAZA
BELOW

ROOF DECK
BELOW



EL: 40.00'
(12.20m)

BUILDING B - CONDO
L20

EL: 56.70'
(17.29m)

EL: 61.68'
(18.80m)

CALEDONIA AVENUE

B
A201

E
A204

C
A202

A
A200

F
A205

D
A203





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Victoria, BC

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**RESIDENTIAL
LEVEL 21**

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet **A113**

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

BUILDING C - RENTAL
ROOFTOP AMENITY

BUILDING A - BC HOUSING
ROOF

BUILDING A - BC HOUSING
ROOF

EL 227'-2"
(69.24 m)

OVERRUN
EL 237.17'
(72.28 m)

BUILDING C
RENTAL AMENITY
1,475 sf

EL 250'-10"
(76.45 m)

ROOF DECK
BELOW

ROOF DECK
BELOW

ROOF DECK
BELOW

PLAZA
BELOW

BUILDING B - CONDO
L21

EL: 32.17'
(9.80m)

EL: 55.83'
(17.02m)

EL: 36.12'
(11.01m)

EL: 40.00'
(12.20m)

EL: 56.70'
(17.29m)

EL: 61.68'
(18.80m)

B
A201

E
A204

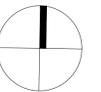
C
A202

D
A203

F
A205

A
A200





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ROOF LEVEL

Drawing

Scale 1/16" = 1'-0"

Project 221023

Sheet **A114**

DISCOVERY STREET

DOUGLAS STREET

CALEDONIA AVENUE

EL: 32.17'
(9.80m)

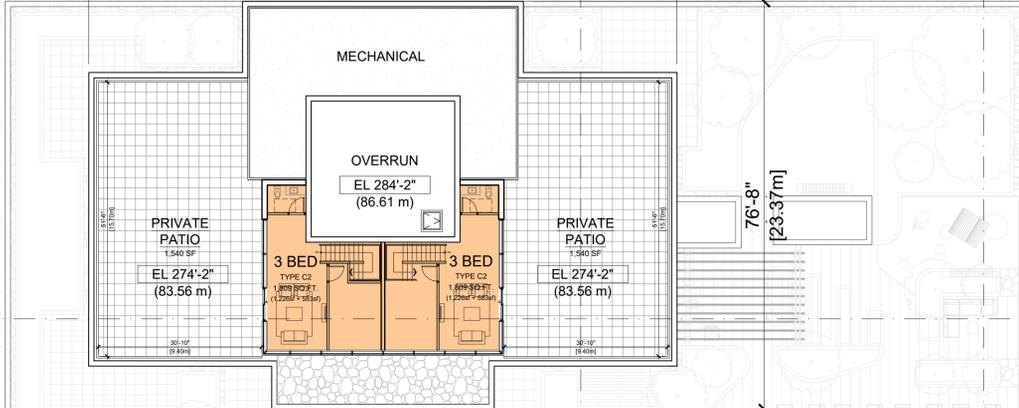
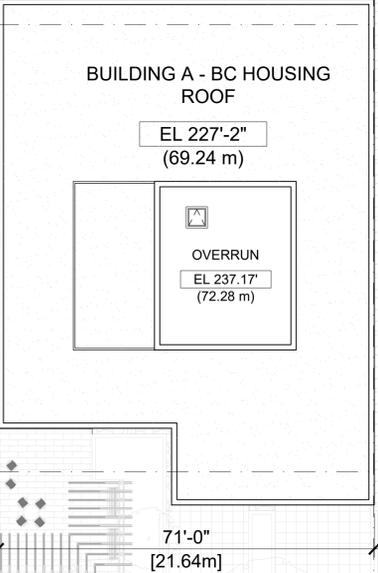
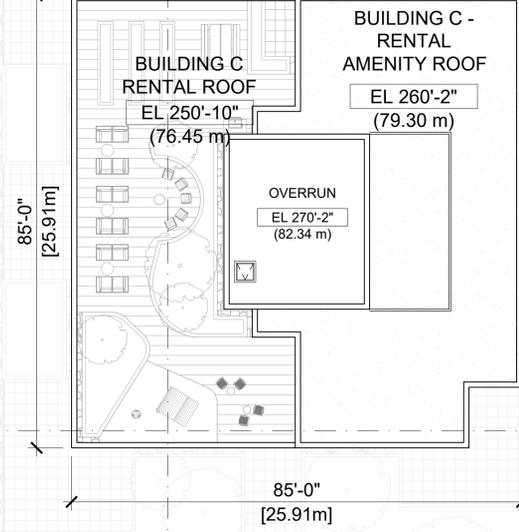
EL: 55.83'
(17.02m)

EL: 36.12'
(11.01m)

EL: 40.00'
(12.20m)

EL: 56.70'
(17.29m)

EL: 61.68'
(18.80m)



B A201

E A204

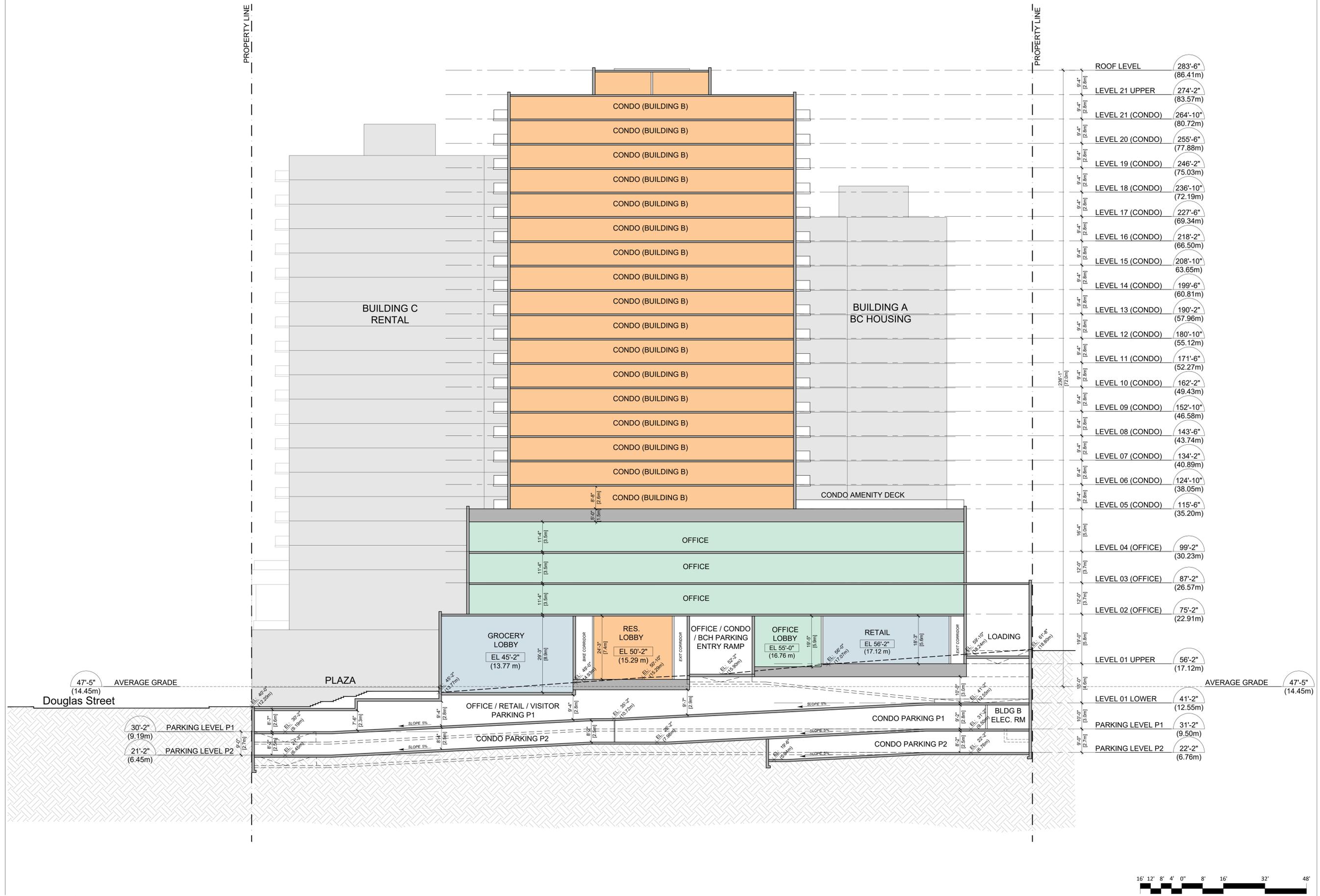
C A202

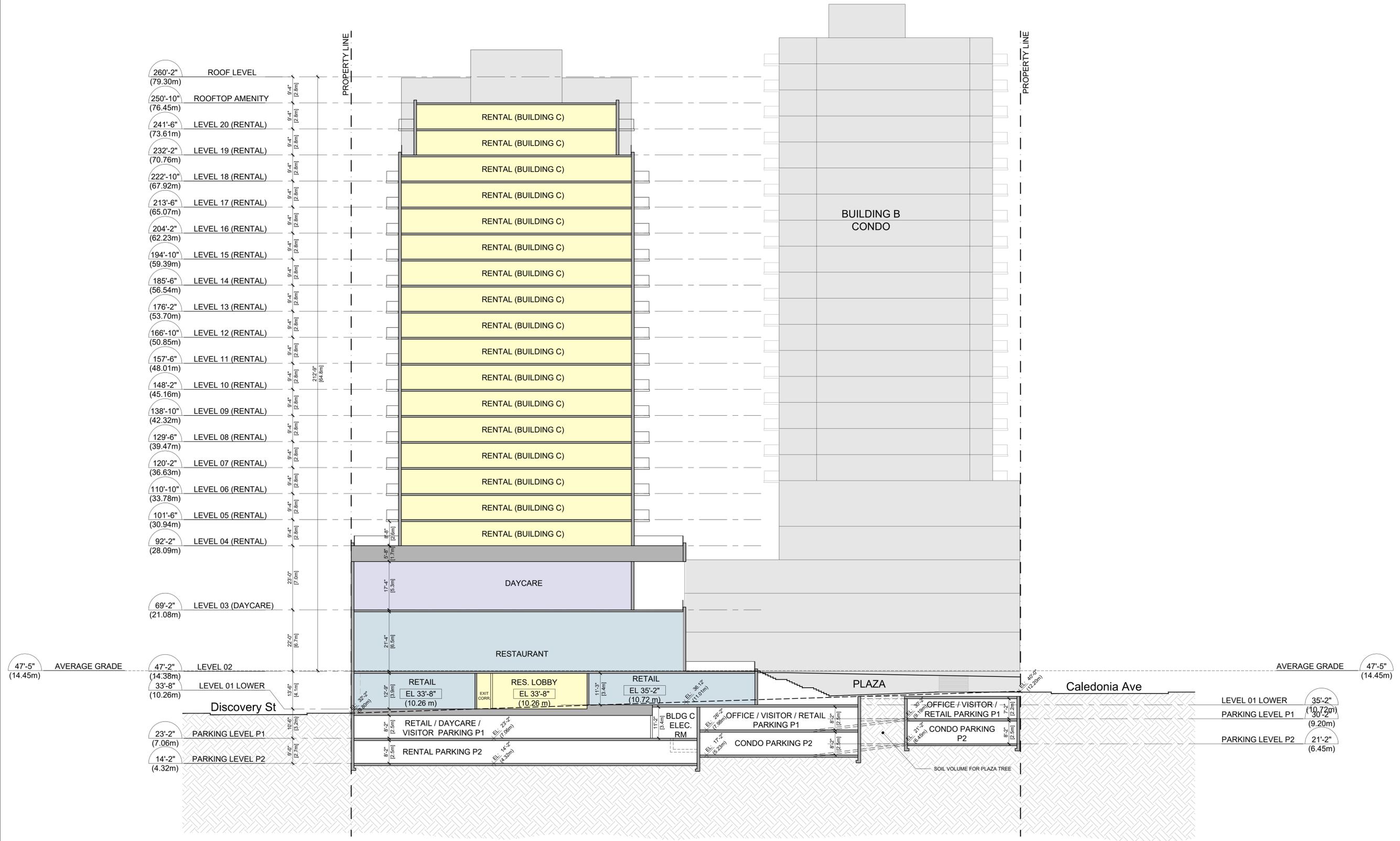
A A200

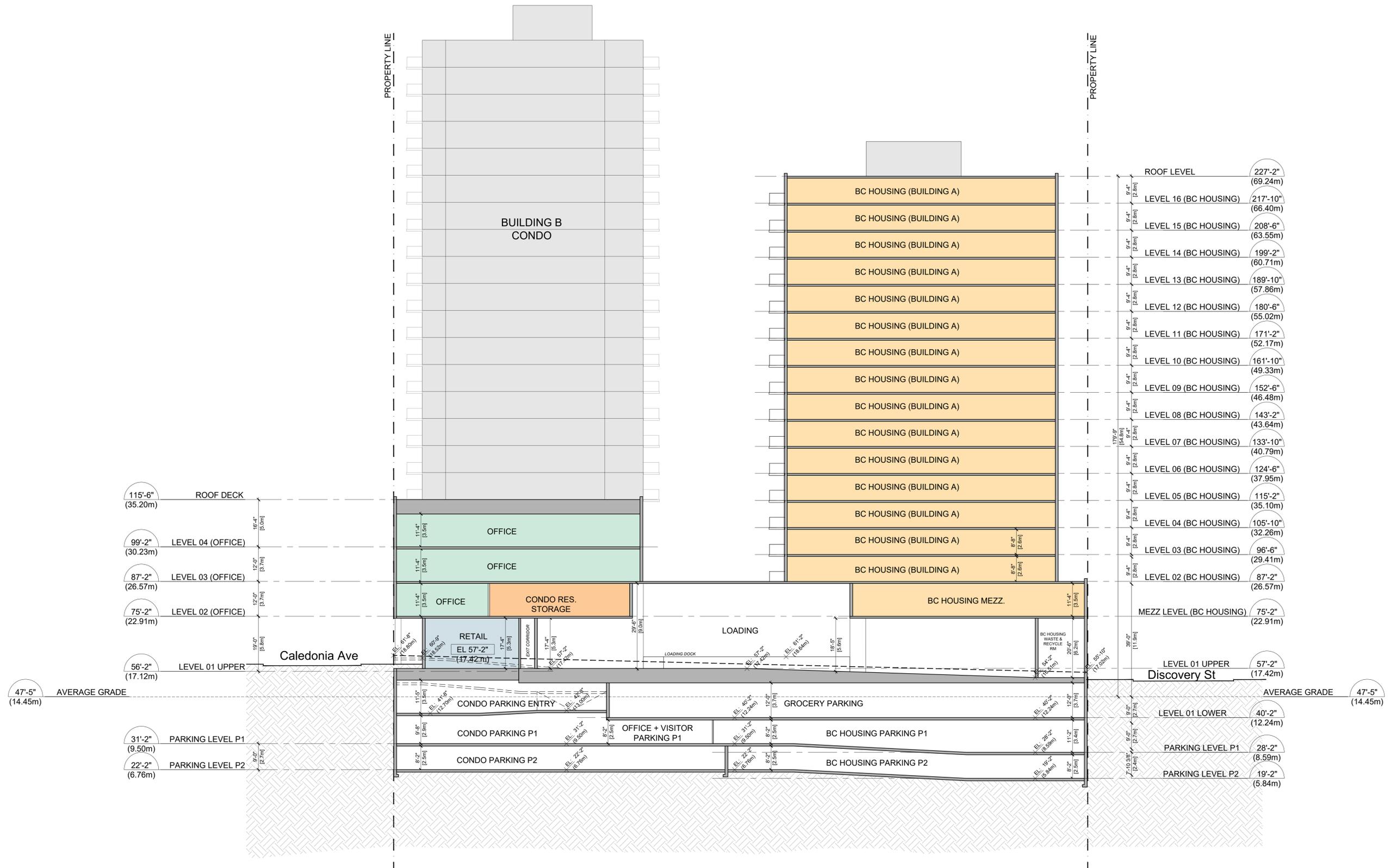
D A203

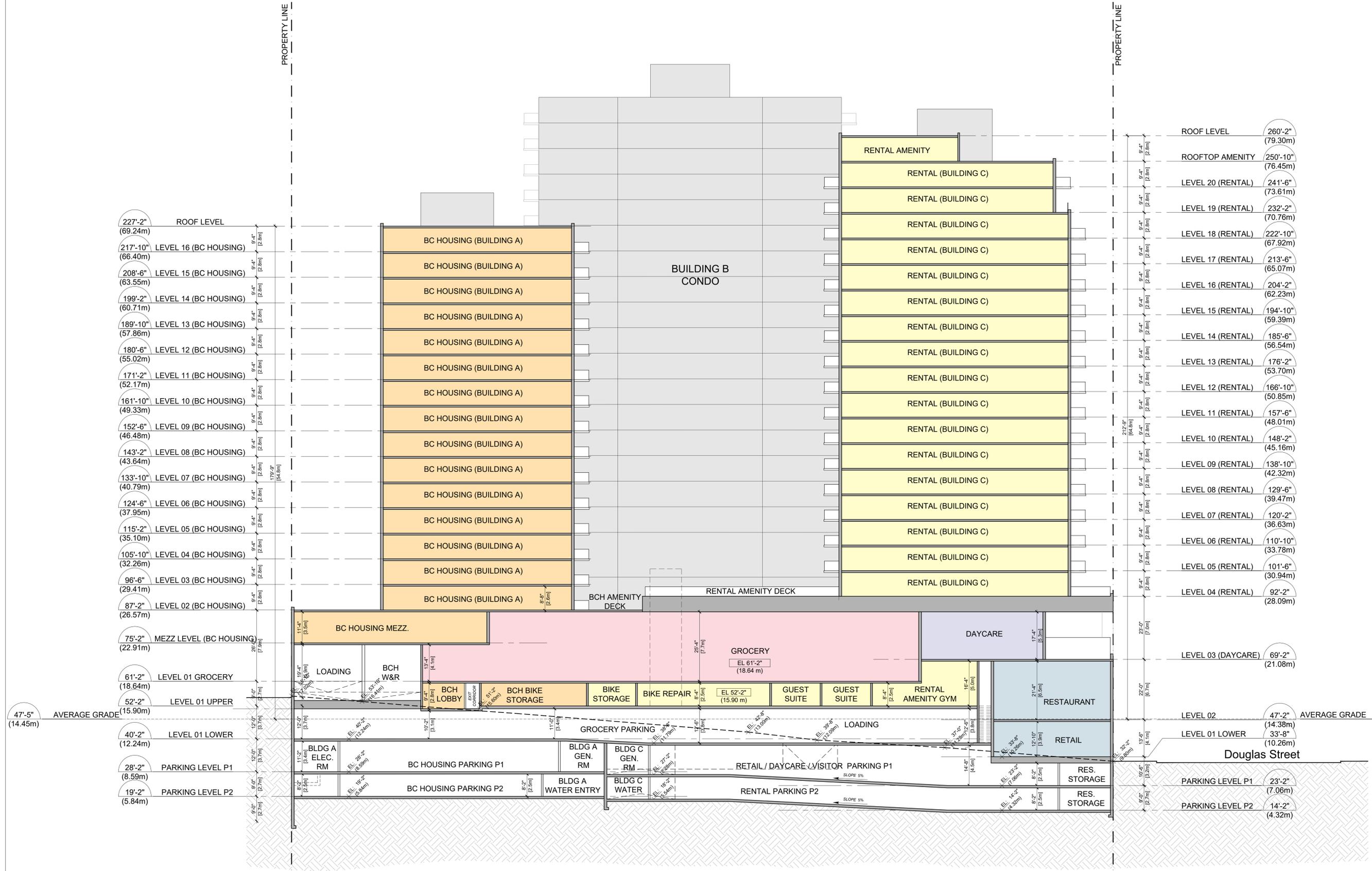
F A205

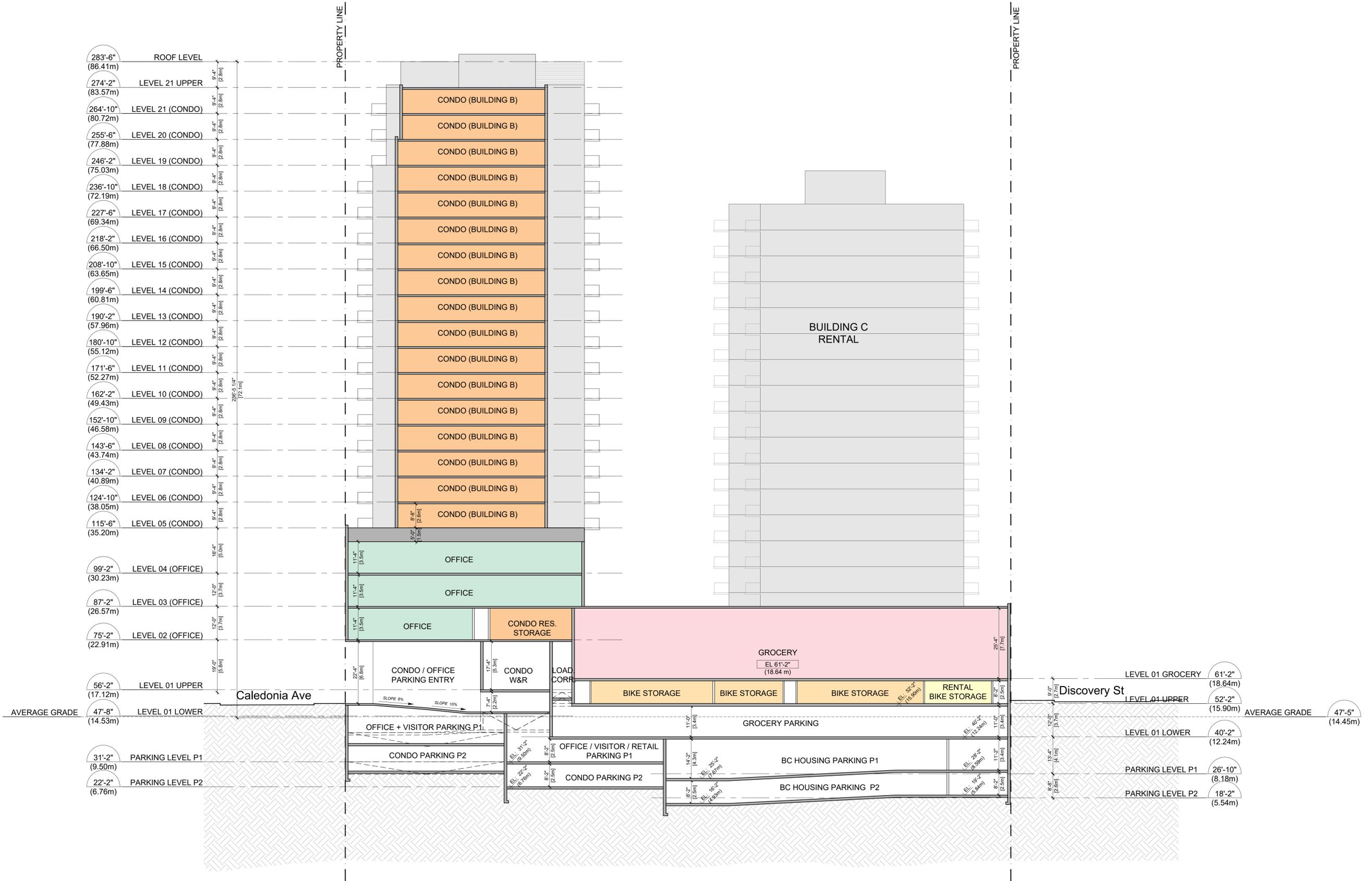












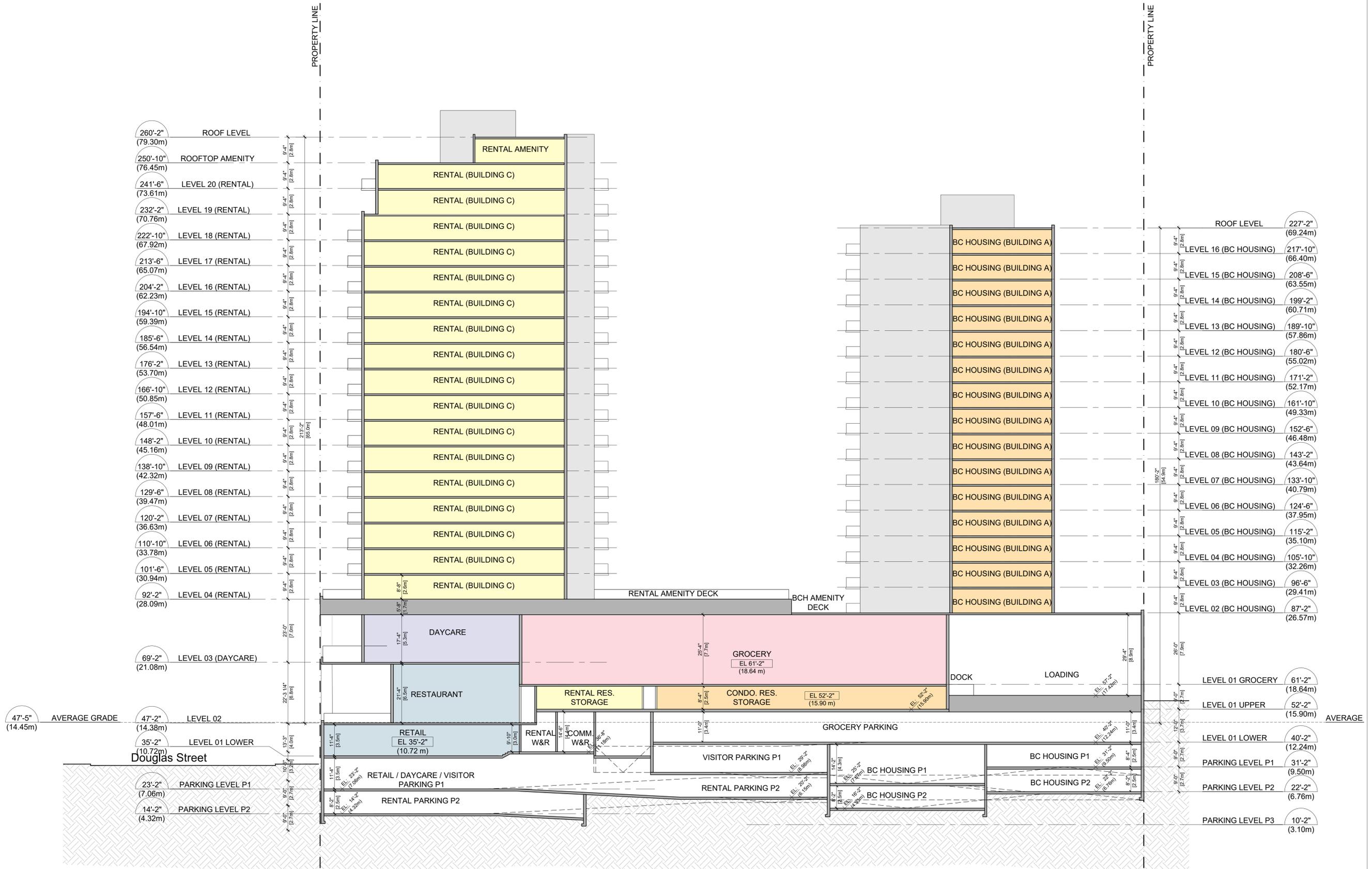
Seal
Douglas St

Victoria, BC
Project

BUILDING SECTION E

Drawing
Scale 1/16" = 1'-0"
Project 221023
Sheet **A204**







MATERIAL LEGEND

| | | | | | | |
|--------------------------------|---------------------------------------|--|---|--|-----------------------------------|--|
| (B1) LIGHT BRICK - CANYON MIST | (C1) ARCHITECTURAL EXPOSED CONCRETE | (M3) COMPOSITE METAL PANEL - CHAMPAGNE | (G1) RESIDENTIAL GLAZING - GREY GLASS | (G4) OFFICE CURTAIN WALL - 4-SIDED SILICON | (F1) WINDOW - BLACK FRAME | (CP1) CANOPY TYPE 1 - STRUCTURAL STEEL W/ GLASS CANOPY |
| (B2) DARK GREY BRICK | (M1) COMPOSITE METAL PANEL - CHARCOAL | (M4) COMPOSITE METAL PANEL - DARK BLUE | (G2) RESIDENTIAL GLAZING - SPANDREL GLASS | (G5) STOREFRONT GLAZED CURTAIN WALL | (F2) WINDOW - WHITE FRAME | (CP2) CANOPY TYPE 2 - STRUCTURAL STEEL W/ GLASS CANOPY |
| (B3) LIGHT GREY BRICK | (M2) COMPOSITE METAL PANEL - WHITE | (M5) COMPOSITE METAL PANEL - WOOD | (G3) ALUMINUM & GLASS GUARDRAIL | (G6) PRIVACY SCREEN - FROSTED GLASS | (F3) WINDOW - CHARCOAL GREY FRAME | (CP3) CANOPY TYPE 3 - TIMBER RAFTERS W/ GLASS CANOPY |





MATERIAL LEGEND

| | | | | | | |
|------------------------------|-------------------------------------|--------------------------------------|---|--|---------------------------------|--|
| B1 LIGHT BRICK - CANYON MIST | C1 ARCHITECTURAL EXPOSED CONCRETE | M3 COMPOSITE METAL PANEL - CHAMPAGNE | G1 RESIDENTIAL GLAZING - GREY GLASS | G4 OFFICE CURTAIN WALL - 4-SIDED SILICON | F1 WINDOW - BLACK FRAME | CP1 CANOPY TYPE 1 - STRUCTURAL STEEL W/ GLASS CANOPY |
| B2 DARK GREY BRICK | M1 COMPOSITE METAL PANEL - CHARCOAL | M4 COMPOSITE METAL PANEL - DARK BLUE | G2 RESIDENTIAL GLAZING - SPANDREL GLASS | G5 STOREFRONT GLAZED CURTAIN WALL | F2 WINDOW - WHITE FRAME | CP2 CANOPY TYPE 2 - STRUCTURAL STEEL W/ GLASS CANOPY |
| B3 LIGHT GREY BRICK | M2 COMPOSITE METAL PANEL - WHITE | M5 COMPOSITE METAL PANEL - WOOD | G3 ALUMINUM & GLASS GUARDRAIL | G6 PRIVACY SCREEN - FROSTED GLASS | F3 WINDOW - CHARCOAL GREY FRAME | CP3 CANOPY TYPE 3 - TIMBER RAFTERS W/ GLASS CANOPY |





MATERIAL LEGEND

| | | | | | | |
|--------------------------------|---------------------------------------|--|---|--|-----------------------------------|--|
| (B1) LIGHT BRICK - CANYON MIST | (C1) ARCHITECTURAL EXPOSED CONCRETE | (M3) COMPOSITE METAL PANEL - CHAMPAGNE | (G1) RESIDENTIAL GLAZING - GREY GLASS | (G4) OFFICE CURTAIN WALL - 4-SIDED SILICON | (F1) WINDOW - BLACK FRAME | (CP1) CANOPY TYPE 1 - STRUCTURAL STEEL W/ GLASS CANOPY |
| (B2) DARK GREY BRICK | (M1) COMPOSITE METAL PANEL - CHARCOAL | (M4) COMPOSITE METAL PANEL - DARK BLUE | (G2) RESIDENTIAL GLAZING - SPANDREL GLASS | (G5) STOREFRONT GLAZED CURTAIN WALL | (F2) WINDOW - WHITE FRAME | (CP2) CANOPY TYPE 2 - STRUCTURAL STEEL W/ GLASS CANOPY |
| (B3) LIGHT GREY BRICK | (M2) COMPOSITE METAL PANEL - WHITE | (M5) COMPOSITE METAL PANEL - WOOD | (G3) ALUMINUM & GLASS GUARDRAIL | (G6) PRIVACY SCREEN - FROSTED GLASS | (F3) WINDOW - CHARCOAL GREY FRAME | (CP3) CANOPY TYPE 3 - TIMBER RAFTERS W/ GLASS CANOPY |





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**BUILDING
ELEVATION
NORTH**

Drawing
Scale 1/16" = 1'-0"

Project 221023

Sheet **A303**

MATERIAL LEGEND

| | | | | | | |
|--------------------------------|---------------------------------------|--|---|--|-----------------------------------|--|
| (B1) LIGHT BRICK - CANYON MIST | (C1) ARCHITECTURAL EXPOSED CONCRETE | (M3) COMPOSITE METAL PANEL - CHAMPAGNE | (G1) RESIDENTIAL GLAZING - GREY GLASS | (G4) OFFICE CURTAIN WALL - 4-SIDED SILICON | (F1) WINDOW - BLACK FRAME | (CP1) CANOPY TYPE 1 - STRUCTURAL STEEL W/ GLASS CANOPY |
| (B2) DARK GREY BRICK | (M1) COMPOSITE METAL PANEL - CHARCOAL | (M4) COMPOSITE METAL PANEL - DARK BLUE | (G2) RESIDENTIAL GLAZING - SPANDREL GLASS | (G5) STOREFRONT GLAZED CURTAIN WALL | (F2) WINDOW - WHITE FRAME | (CP2) CANOPY TYPE 2 - STRUCTURAL STEEL W/ GLASS CANOPY |
| (B3) LIGHT GREY BRICK | (M2) COMPOSITE METAL PANEL - WHITE | (M5) COMPOSITE METAL PANEL - WOOD | (G3) ALUMINUM & GLASS GUARDRAIL | (G6) PRIVACY SCREEN - FROSTED GLASS | (F3) WINDOW - CHARCOAL GREY FRAME | (CP3) CANOPY TYPE 3 - TIMBER RAFTERS W/ GLASS CANOPY |



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Victoria, BC
Project

**BUILDING A
ELEVATION
WEST**

Drawing
Scale 1/16" = 1'-0"
Project 221023
Sheet **A304**

MATERIAL LEGEND

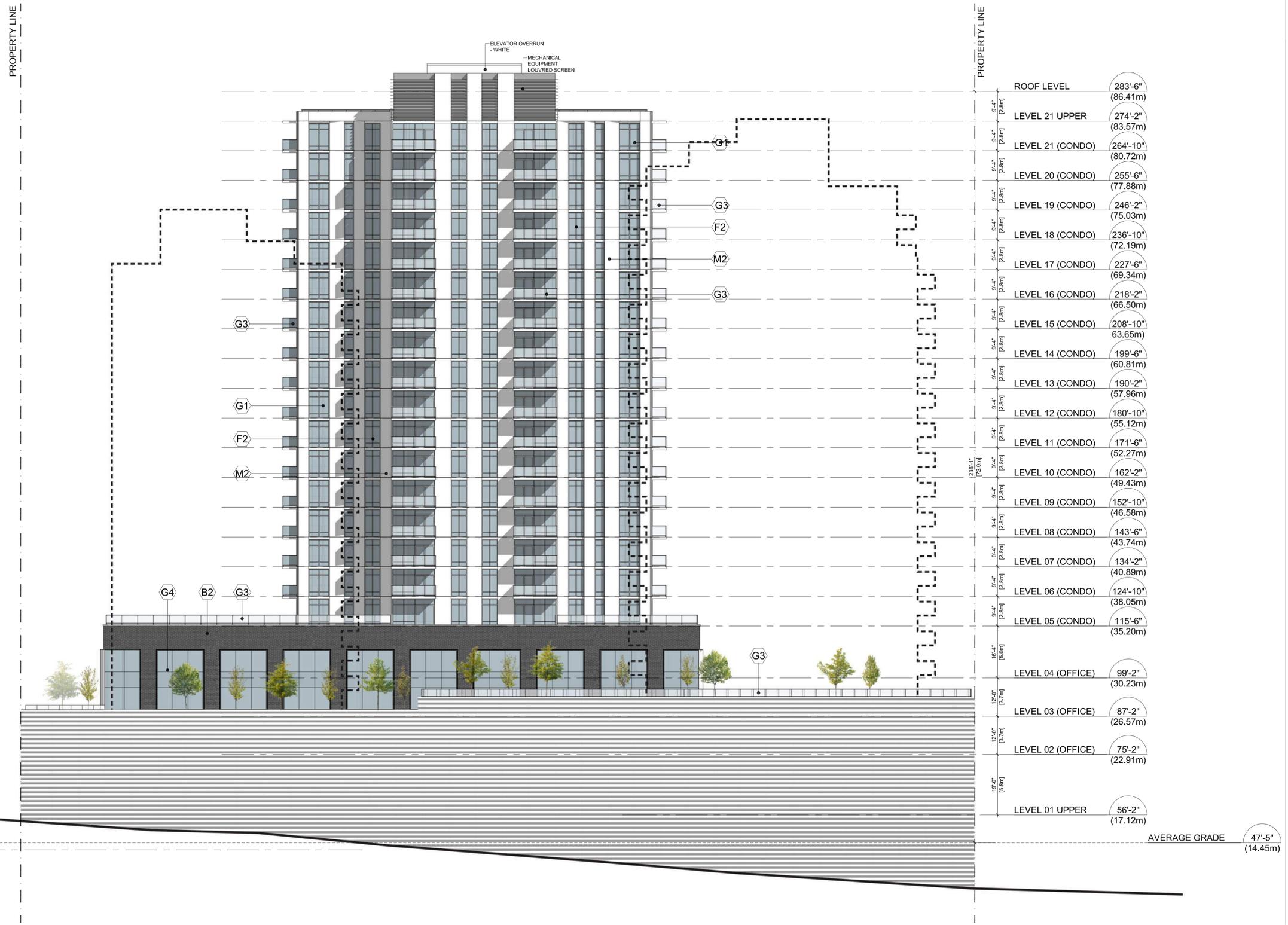
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|--------------------------------|---------------------------------------|--|---|--|-----------------------------------|--|
| (B1) LIGHT BRICK - CANYON MIST | (C1) ARCHITECTURAL EXPOSED CONCRETE | (M3) COMPOSITE METAL PANEL - CHAMPAGNE | (G1) RESIDENTIAL GLAZING - GREY GLASS | (G4) OFFICE CURTAIN WALL - 4-SIDED SILICON | (F1) WINDOW - BLACK FRAME | (CP1) CANOPY TYPE 1 - STRUCTURAL STEEL W/ GLASS CANOPY |
| (B2) DARK GREY BRICK | (M1) COMPOSITE METAL PANEL - CHARCOAL | (M4) COMPOSITE METAL PANEL - DARK BLUE | (G2) RESIDENTIAL GLAZING - SPANDREL GLASS | (G5) STOREFRONT GLAZED CURTAIN WALL | (F2) WINDOW - WHITE FRAME | (CP2) CANOPY TYPE 2 - STRUCTURAL STEEL W/ GLASS CANOPY |
| (B3) LIGHT GREY BRICK | (M2) COMPOSITE METAL PANEL - WHITE | (M5) COMPOSITE METAL PANEL - WOOD | (G3) ALUMINUM & GLASS GUARDRAIL | (G6) PRIVACY SCREEN - FROSTED GLASS | (F3) WINDOW - CHARCOAL GREY FRAME | (CP3) CANOPY TYPE 3 - TIMBER RAFTERS W/ GLASS CANOPY |



MATERIAL LEGEND

- | | | | | | | |
|--------------------------------|---------------------------------------|--|---|--|-----------------------------------|--|
| (B1) LIGHT BRICK - CANYON MIST | (C1) ARCHITECTURAL EXPOSED CONCRETE | (M3) COMPOSITE METAL PANEL - CHAMPAGNE | (G1) RESIDENTIAL GLAZING - GREY GLASS | (G4) OFFICE CURTAIN WALL - 4-SIDED SILICON | (F1) WINDOW - BLACK FRAME | (CP1) CANOPY TYPE 1 - STRUCTURAL STEEL W/ GLASS CANOPY |
| (B2) DARK GREY BRICK | (M1) COMPOSITE METAL PANEL - CHARCOAL | (M4) COMPOSITE METAL PANEL - DARK BLUE | (G2) RESIDENTIAL GLAZING - SPANDREL GLASS | (G5) STOREFRONT GLAZED CURTAIN WALL | (F2) WINDOW - WHITE FRAME | (CP2) CANOPY TYPE 2 - STRUCTURAL STEEL W/ GLASS CANOPY |
| (B3) LIGHT GREY BRICK | (M2) COMPOSITE METAL PANEL - WHITE | (M5) COMPOSITE METAL PANEL - WOOD | (G3) ALUMINUM & GLASS GUARDRAIL | (G6) PRIVACY SCREEN - FROSTED GLASS | (F3) WINDOW - CHARCOAL GREY FRAME | (CP3) CANOPY TYPE 3 - TIMBER RAFTERS W/ GLASS CANOPY |





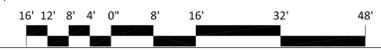
| | | |
|-------------------|----------|----------|
| ROOF LEVEL | 283'-6" | (86.41m) |
| LEVEL 21 UPPER | 274'-2" | (83.57m) |
| LEVEL 21 (CONDO) | 264'-10" | (80.72m) |
| LEVEL 20 (CONDO) | 255'-6" | (77.88m) |
| LEVEL 19 (CONDO) | 246'-2" | (75.03m) |
| LEVEL 18 (CONDO) | 236'-10" | (72.19m) |
| LEVEL 17 (CONDO) | 227'-6" | (69.34m) |
| LEVEL 16 (CONDO) | 218'-2" | (66.50m) |
| LEVEL 15 (CONDO) | 208'-10" | (63.65m) |
| LEVEL 14 (CONDO) | 199'-6" | (60.81m) |
| LEVEL 13 (CONDO) | 190'-2" | (57.96m) |
| LEVEL 12 (CONDO) | 180'-10" | (55.12m) |
| LEVEL 11 (CONDO) | 171'-6" | (52.27m) |
| LEVEL 10 (CONDO) | 162'-2" | (49.43m) |
| LEVEL 09 (CONDO) | 152'-10" | (46.58m) |
| LEVEL 08 (CONDO) | 143'-6" | (43.74m) |
| LEVEL 07 (CONDO) | 134'-2" | (40.89m) |
| LEVEL 06 (CONDO) | 124'-10" | (38.05m) |
| LEVEL 05 (CONDO) | 115'-6" | (35.20m) |
| LEVEL 04 (OFFICE) | 99'-2" | (30.23m) |
| LEVEL 03 (OFFICE) | 87'-2" | (26.57m) |
| LEVEL 02 (OFFICE) | 75'-2" | (22.91m) |
| LEVEL 01 UPPER | 56'-2" | (17.12m) |

47'-5" (14.45m) AVERAGE GRADE
45'-2" (13.77m) LEVEL 01 LOWER

AVERAGE GRADE 47'-5" (14.45m)

MATERIAL LEGEND

| | | | | | | |
|--------------------------------|---------------------------------------|--|---|--|-----------------------------------|--|
| (B1) LIGHT BRICK - CANYON MIST | (C1) ARCHITECTURAL EXPOSED CONCRETE | (M3) COMPOSITE METAL PANEL - CHAMPAGNE | (G1) RESIDENTIAL GLAZING - GREY GLASS | (G4) OFFICE CURTAIN WALL - 4-SIDED SILICON | (F1) WINDOW - BLACK FRAME | (CP1) CANOPY TYPE 1 - STRUCTURAL STEEL W/ GLASS CANOPY |
| (B2) DARK GREY BRICK | (M1) COMPOSITE METAL PANEL - CHARCOAL | (M4) COMPOSITE METAL PANEL - DARK BLUE | (G2) RESIDENTIAL GLAZING - SPANDREL GLASS | (G5) STOREFRONT GLAZED CURTAIN WALL | (F2) WINDOW - WHITE FRAME | (CP2) CANOPY TYPE 2 - STRUCTURAL STEEL W/ GLASS CANOPY |
| (B3) LIGHT GREY BRICK | (M2) COMPOSITE METAL PANEL - WHITE | (M5) COMPOSITE METAL PANEL - WOOD | (G3) ALUMINUM & GLASS GUARDRAIL | (G6) PRIVACY SCREEN - FROSTED GLASS | (F3) WINDOW - CHARCOAL GREY FRAME | (CP3) CANOPY TYPE 3 - TIMBER RAFTERS W/ GLASS CANOPY |





1 SPRING/FALL EQUINOX - March 20 /Sept 22 10AM



2 SPRING/FALL EQUINOX - March 20 /Sept 22 12PM



3 SPRING/FALL EQUINOX - March 20 /Sept 22 2PM



4 SUMMER SOLSTICE - June 21 10AM



5 SUMMER SOLSTICE - June 21 12PM



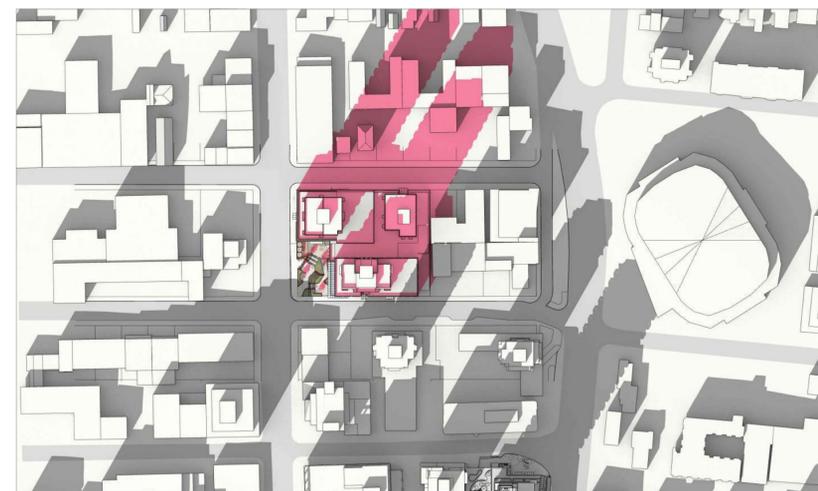
6 SUMMER SOLSTICE - June 21 2PM



4 WINTER SOLSTICE - Dec 21 10AM



5 WINTER SOLSTICE - Dec 21 12PM



6 WINTER SOLSTICE - Dec 21 2PM

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SHADOW / SUN
STUDY

Drawing
Scale
Project 221023

Sheet A500



1 CALEDONIA AVE. SETBACK - NORTH EAST VIEW
 - N.T.S.



2 CONDO & PARKING ENTRANCE - NORTH VIEW
 - N.T.S.



3 PLAZA - EAST VIEW
 - N.T.S.



4 DAYCARE DECK - NORTH EAST VIEW
 - N.T.S.

| | |
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Victoria, BC
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3D VIEWS

Drawing
 Scale N.T.S.
 Project 221023

Sheet **A501 A**



1 DOUGLAS RETAIL - SOUTH VIEW
- N.T.S.



2 DISCOVERY STREET - EAST VIEW
- N.T.S.



3 DISCOVERY STREET - EAST VIEW
- N.T.S.



4 DISCOVERY STREET - BC HOUSING RESIDENTIAL ENTRY
- N.T.S.

| | |
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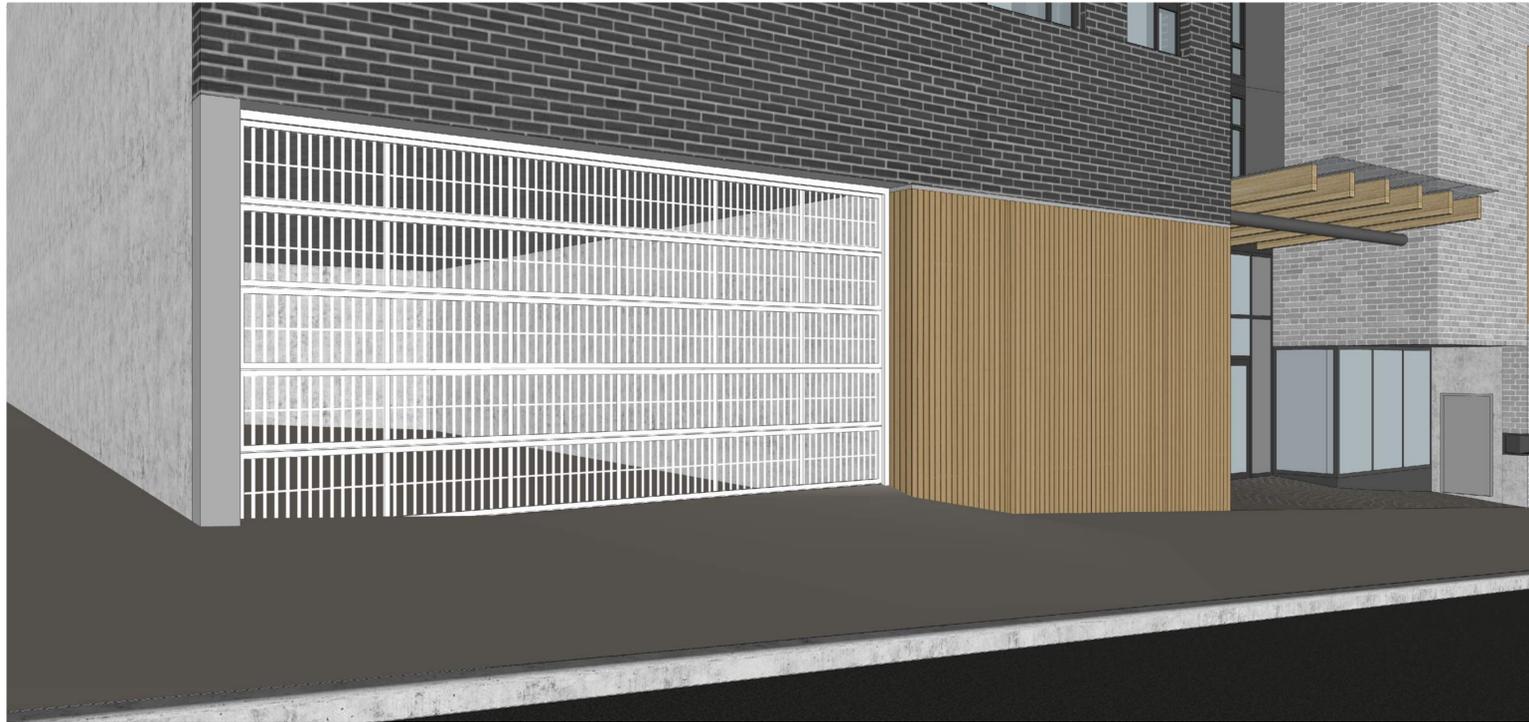
3D VIEWS

Drawing
Scale
Project 221023

Sheet **A501 B**



1 **LOADING GATE - CALEDONIA AVE**
N.T.S.



2 **LOADING GATE - DISCOVERY ST**
N.T.S.

| | |
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Victoria, BC
Project

3D VIEWS

Drawing
Scale
Project 221023
Sheet A501 C



1 OVERALL BUILDING TOPS
- N.T.S.



2 BUILDING C RENTAL - TOWER TOP
- N.T.S.



3 BUILDING B CONDO - TOWER TOP
- N.T.S.

| | |
|---------------|--------------------------|
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| | |

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3D VIEWS

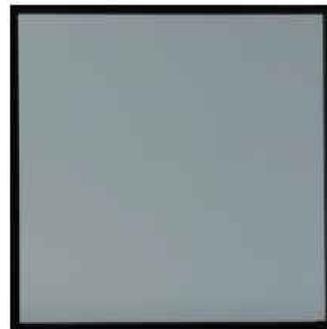
Drawing
Scale
Project 221023

Sheet **A501 D**

Building A



Black Mullions



Grey Glass (Residential)



Metal Panel- Dusty Charcoal

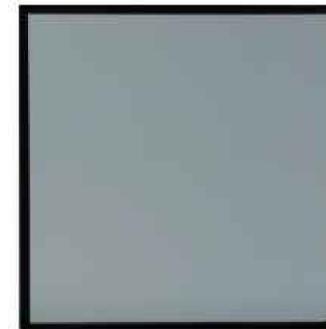


Metal Panel- Greyhound

Building C



Charcoal Mullions



Grey Glass (Residential)



Metal Panel- Dusty Charcoal

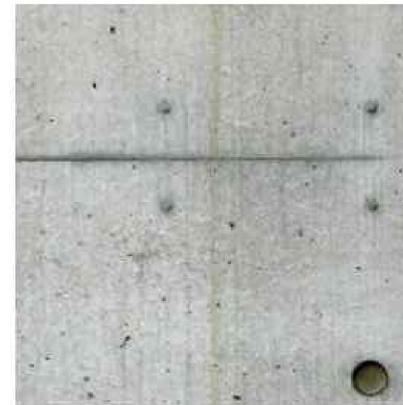


Metal Panel- Champagne Metallic

Restaurant & Market Podium



Light Brick - Canyon Mist



Architectural Concrete



Metal Panel-
Natural Chestnut



Flat Top Metal Mesh



Glulam & Steel Canopies

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|--------------------------|
| 13 JUNE 2022 |
| ISSUED FOR DP RESPONSE |
| 30 MARCH 2022 |
| ISSUED FOR REZONING & DP |

| Revisions | YYYY-MM-DD |
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Seal

Douglas St

Victoria, BC

Project

MATERIALS

Drawing

Scale

Project

221023

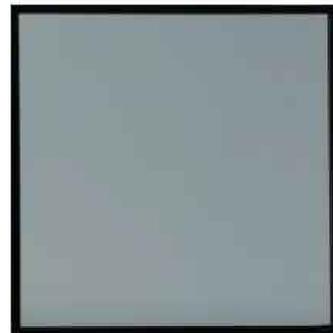
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Building B



White Mullions



Grey Glass (Residential)

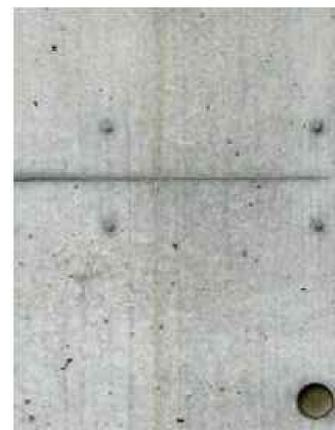


Metal Panel- Bone White

Office Podium



Dark Brick- Coal Creek



Architectural Concrete



Stainless Steel
Window Surrounds



Metal Panel-
Azure Blue



4 Sided Silicon Curtain Wall



Glulam & Steel Canopies

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Seal

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Victoria, BC

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MATERIALS

Drawing

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